HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

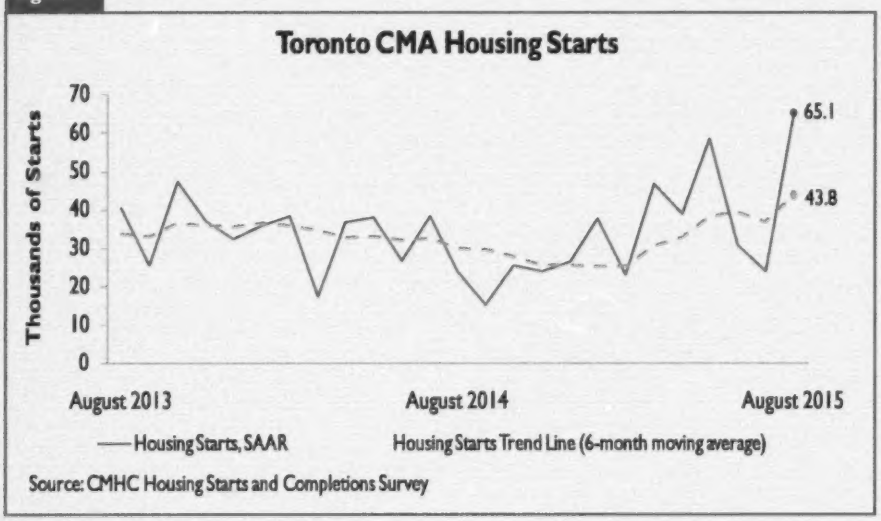
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2015

Highlights

- Strong housing starts in August were led by a surge in condominium apartment starts
- Seasonally adjusted existing home sales decreased 0.8 per cent

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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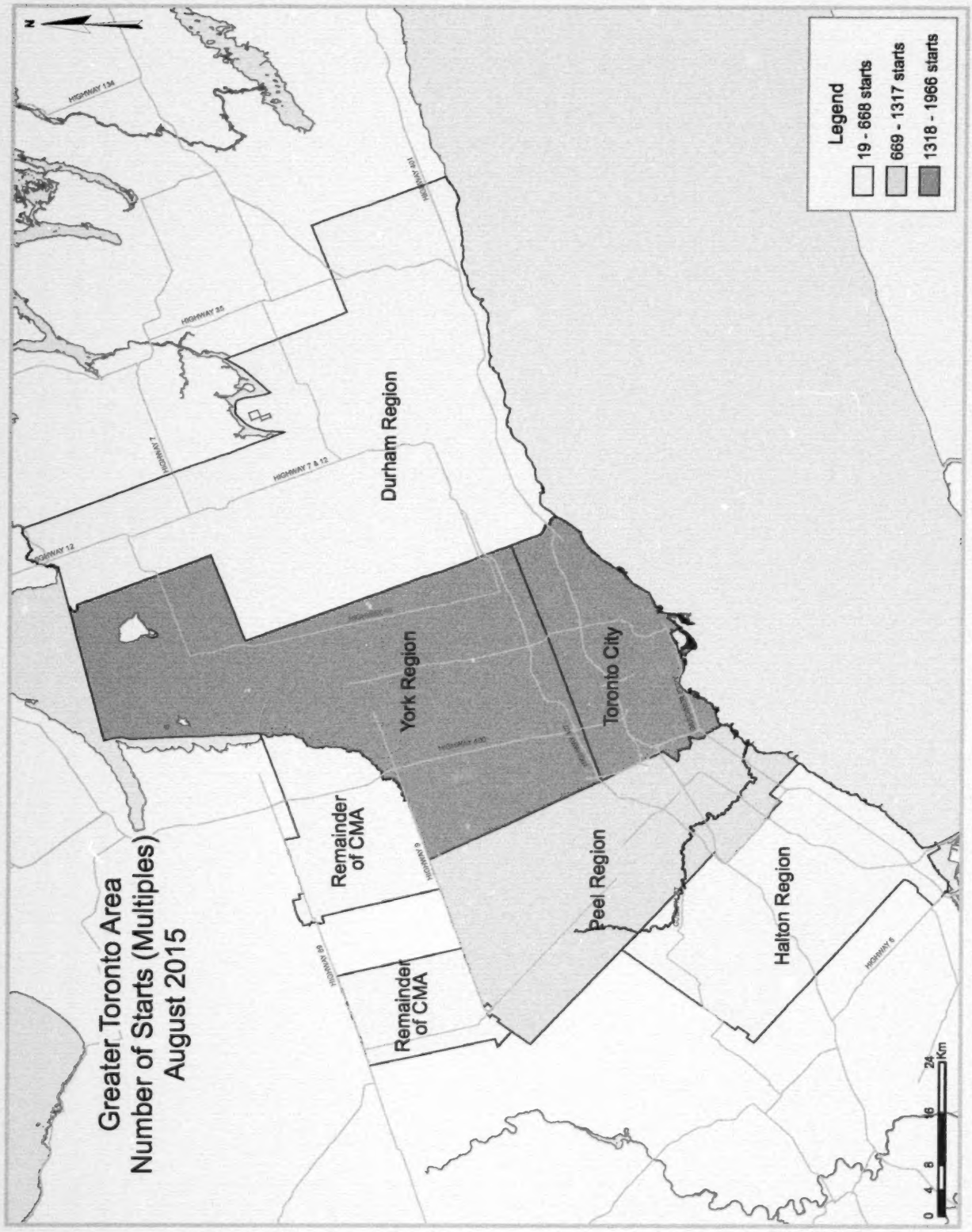
Housing Market Overview

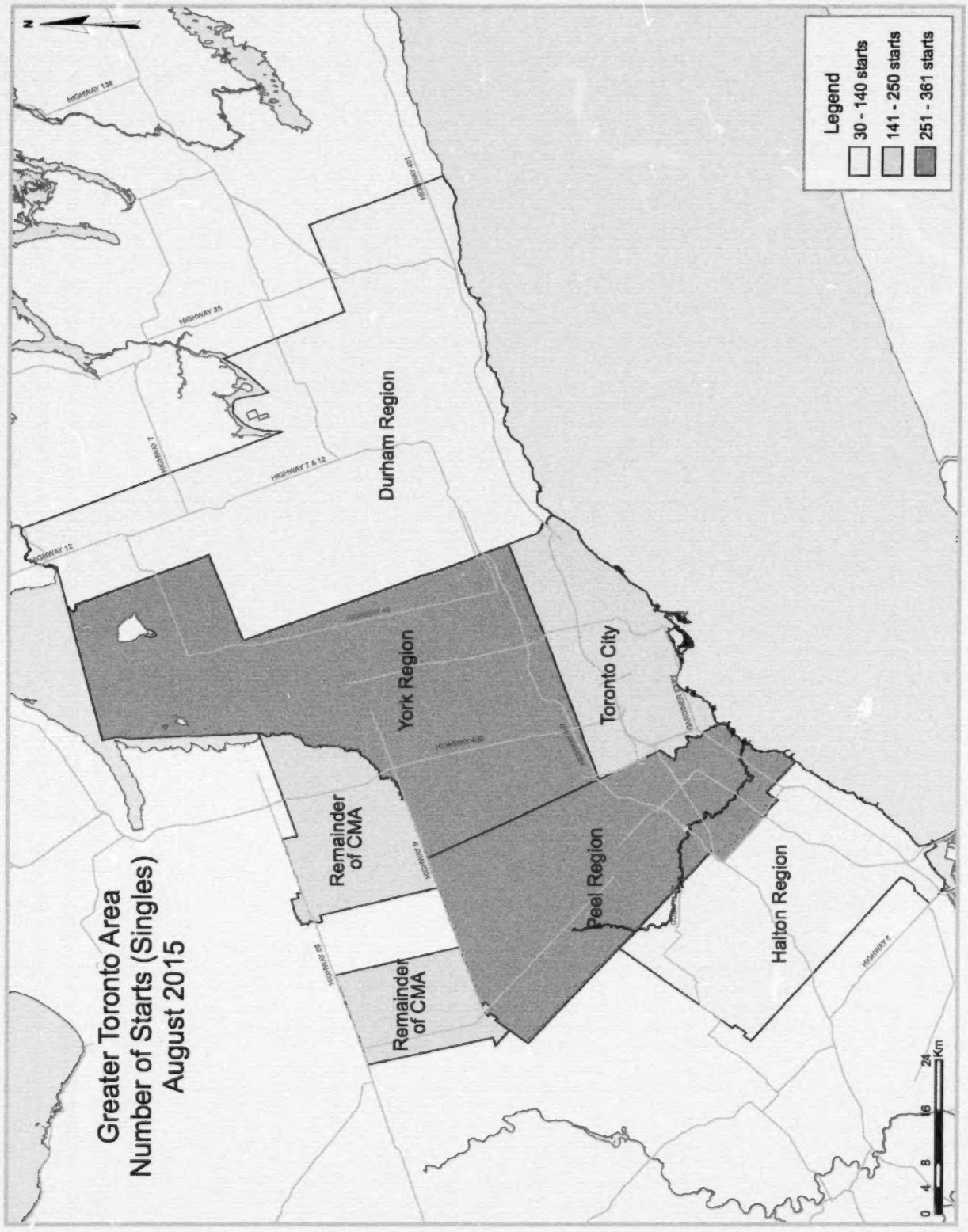
Housing starts in the Toronto Census Metropolitan Area (CMA) trended at 43,846 units in August compared to 36,839 in July according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

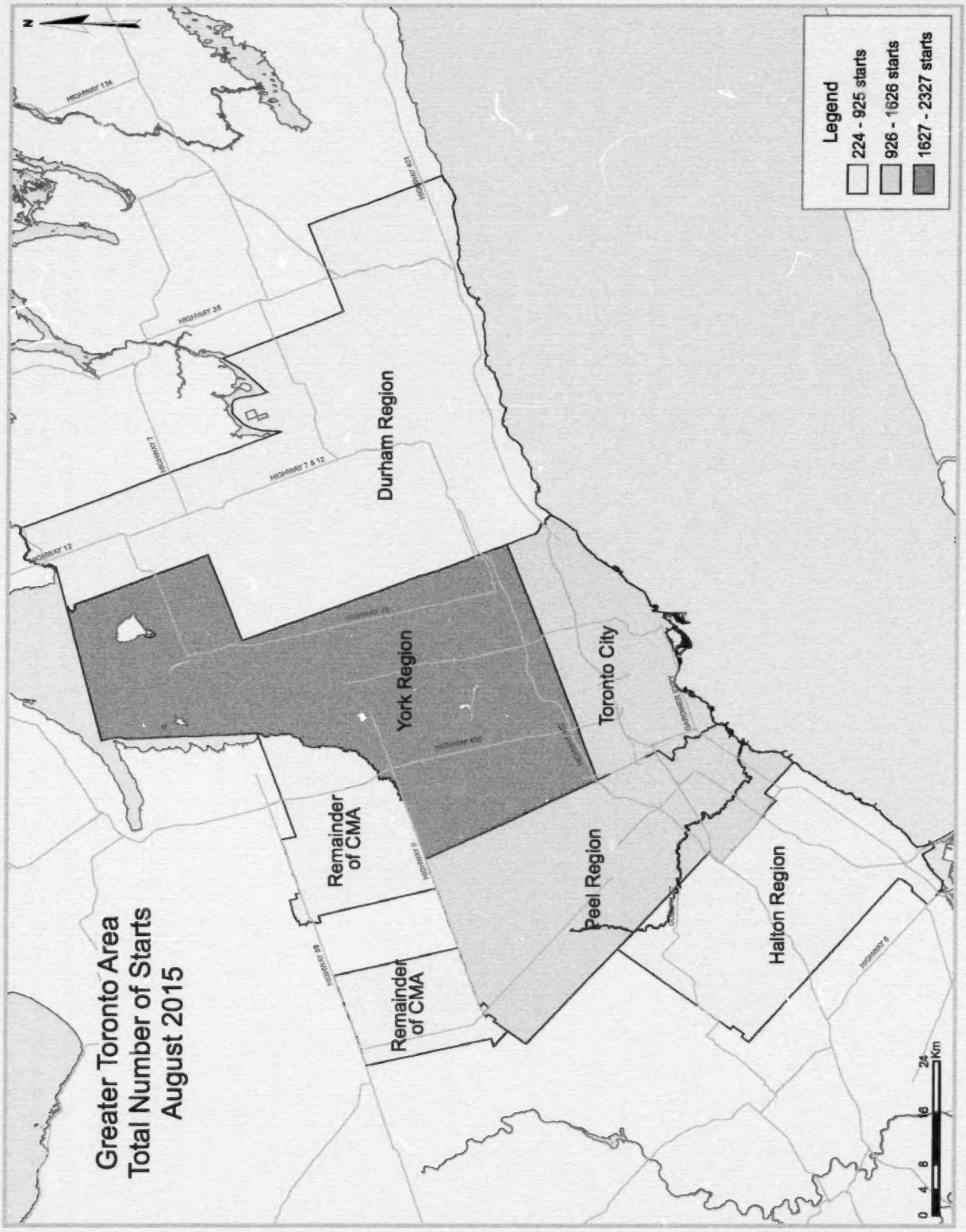
Significant increases in apartment starts lifted the trend number to its highest level since early 2013. Robust sales of pre-construction condominium apartment units throughout 2014 continue to convert to starts this year.

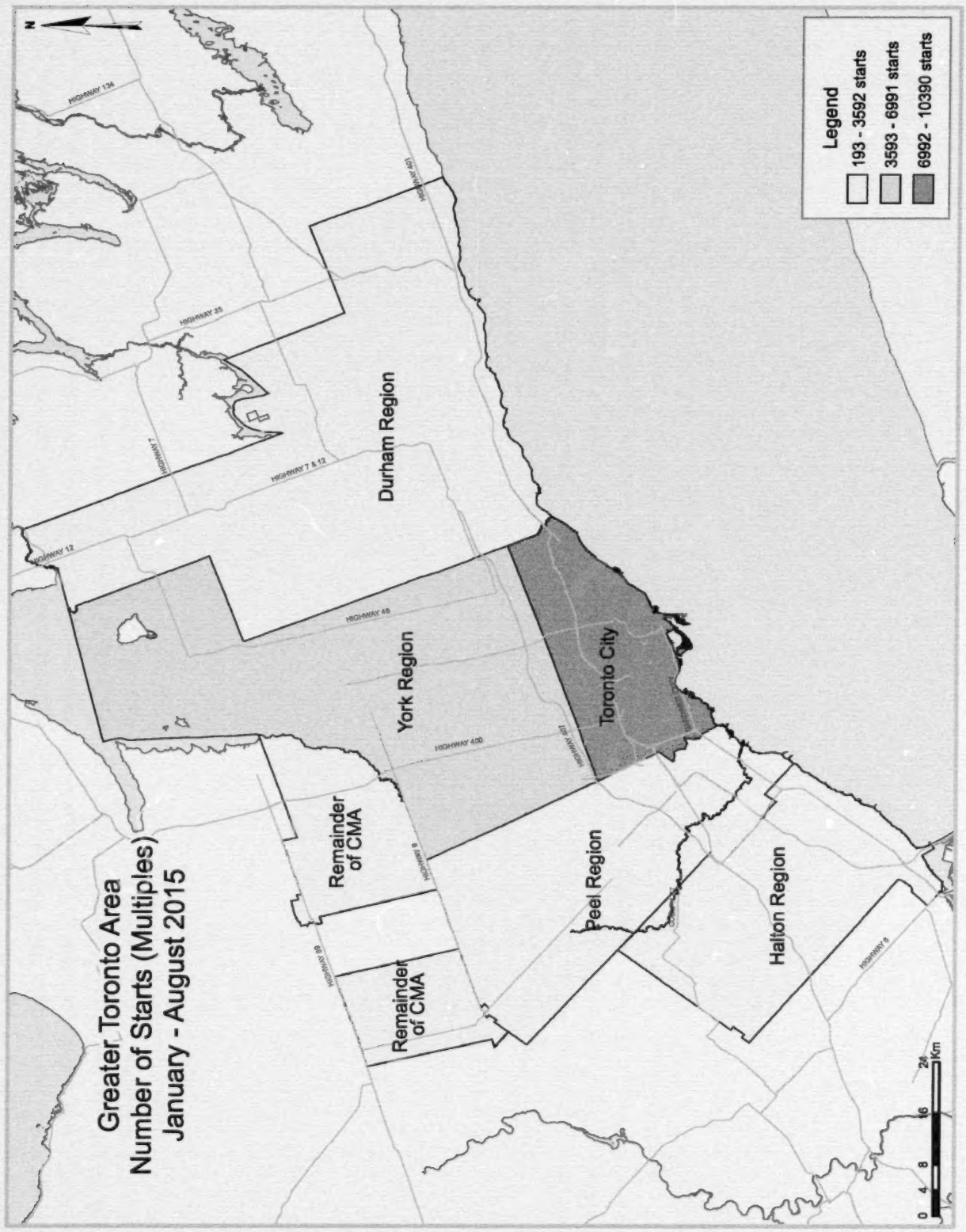
For the second time this year the suburban regions of Toronto CMA together had a larger number of apartment starts than the City of Toronto. However, the City of Toronto was still the municipality with the highest number of total starts, most of which were apartment units. The City of Richmond Hill followed by the municipalities of Mississauga and Vaughan had the next highest number of apartment starts.

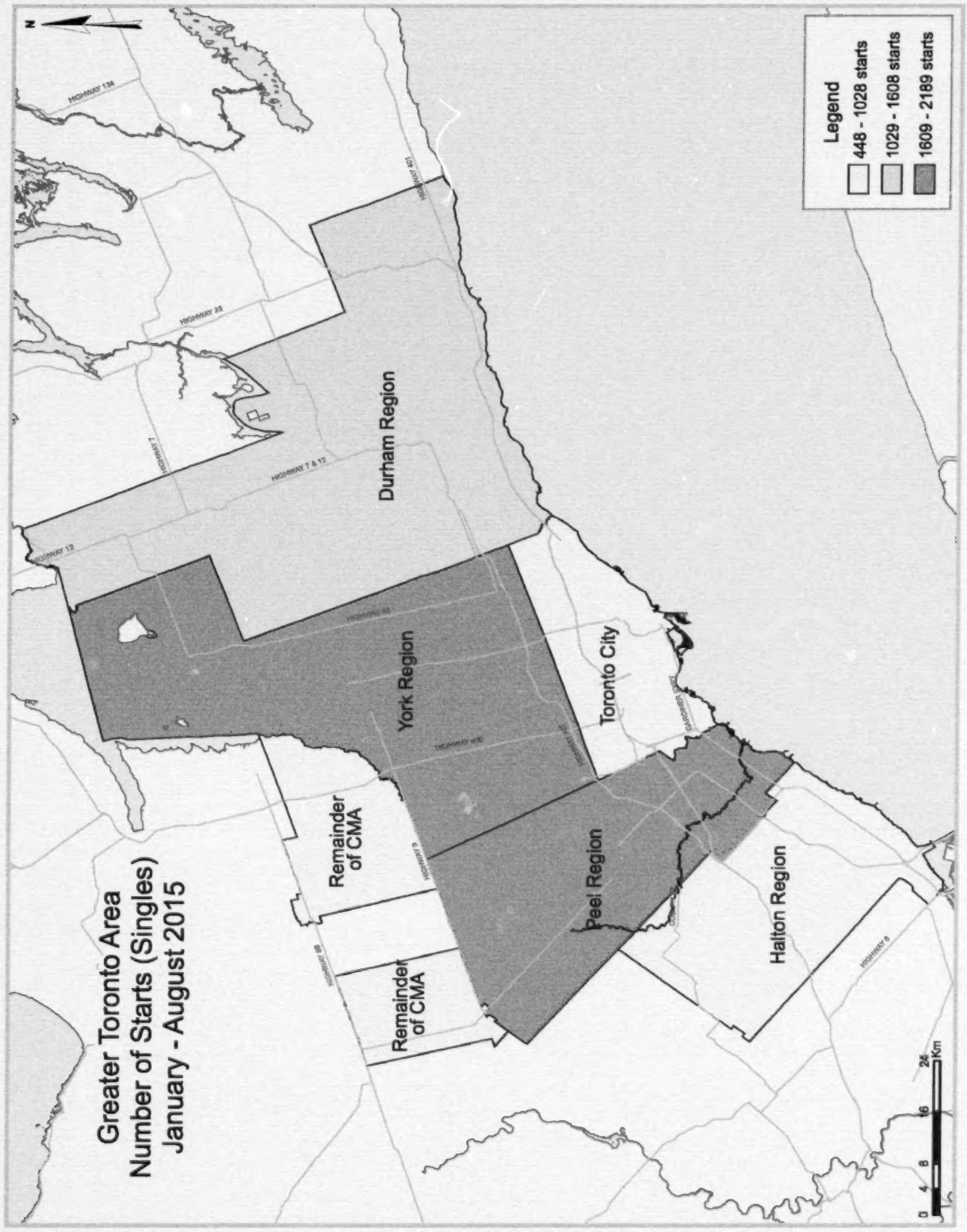
Existing home sales in the GTA moved lower for the second consecutive month. The seasonally adjusted MLS® sales decreased by 0.8 per cent from the previous month, and the number of new listings grew by 2.1 per cent. Nevertheless, record low inventory kept prices high. The seasonally adjusted average price of an existing home was up 0.8 per cent to $627,841 in August.


Greater Toronto Area
Number of Starts (Multiples)
August 2015
Legend
19 - 668 starts
669 - 1317 starts
1318 - 1966 starts
N
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 404
HIGHWAY 6
HIGHWAY 400
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

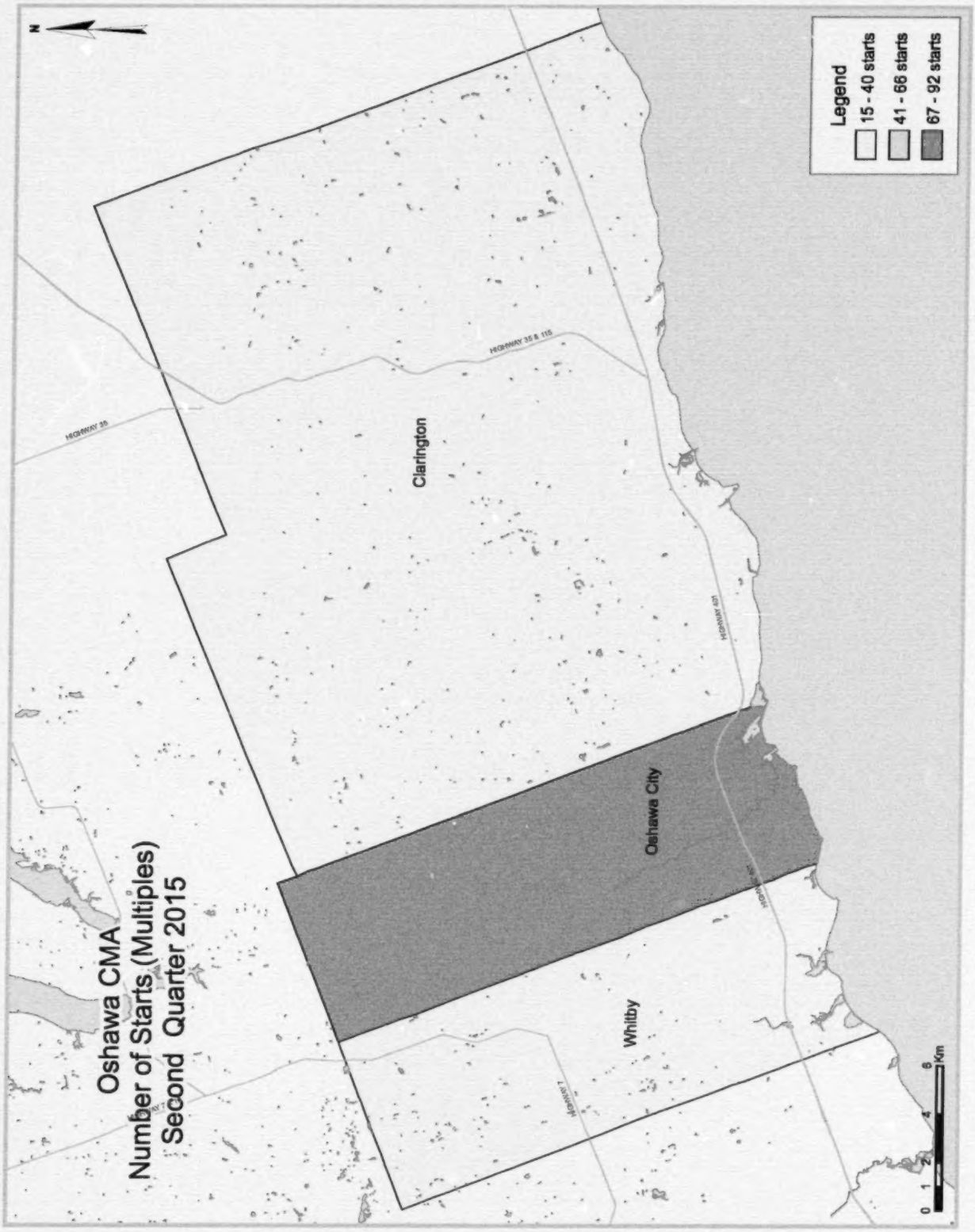

Greater Toronto Area
Number of Starts (Singles)
August 2015
Legend
30 - 140 starts
141 - 250 starts
251 - 361 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km

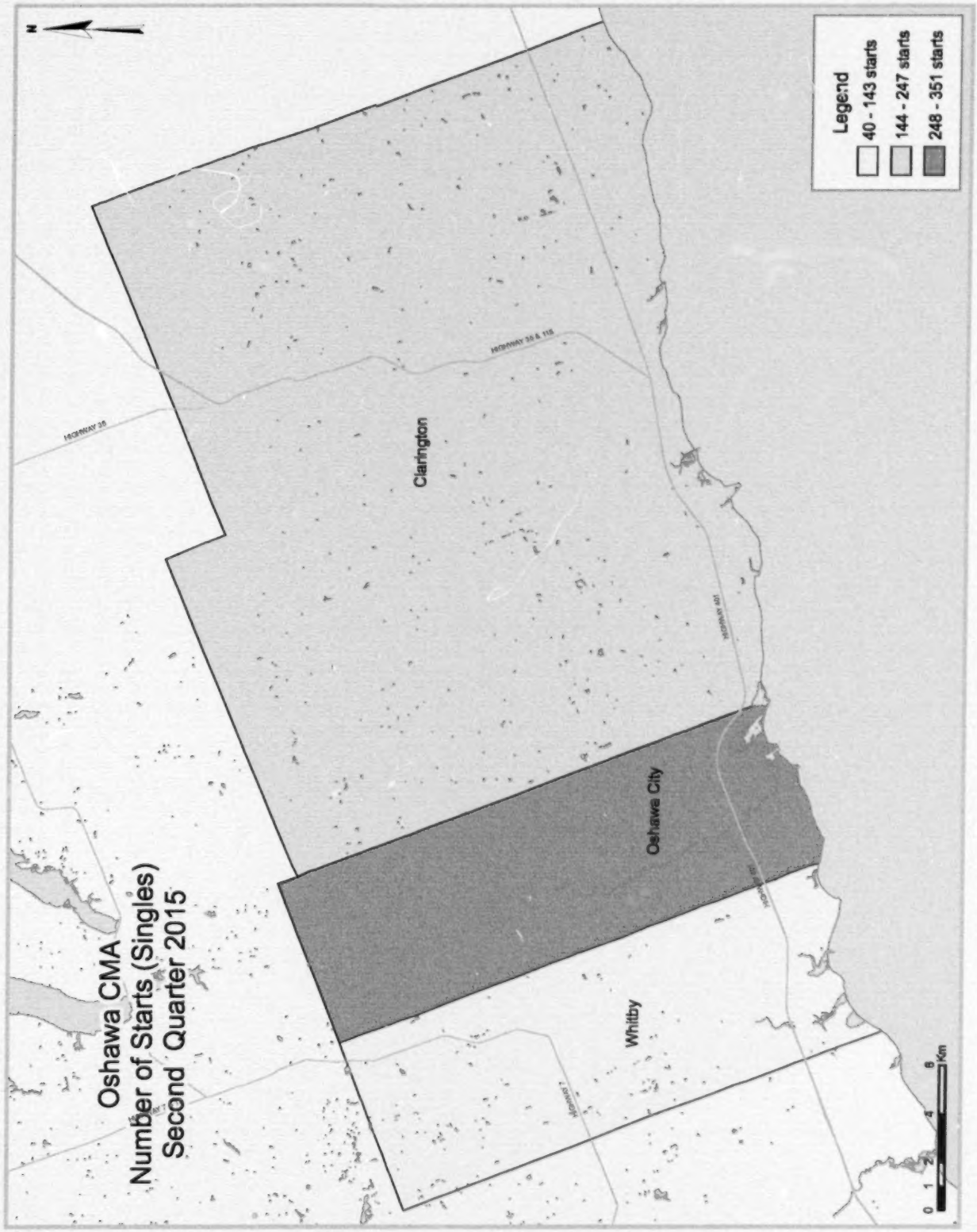

Greater Toronto Area
Total Number of Starts
August 2015
Legend
224 - 925 starts
926 - 1626 starts
1627 - 2327 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 404
HIGHWAY 427
HIGHWAY 6
HIGHWAY 6
HIGHWAY 401
GARDINER EXPY
0 4 8 16 24 Km

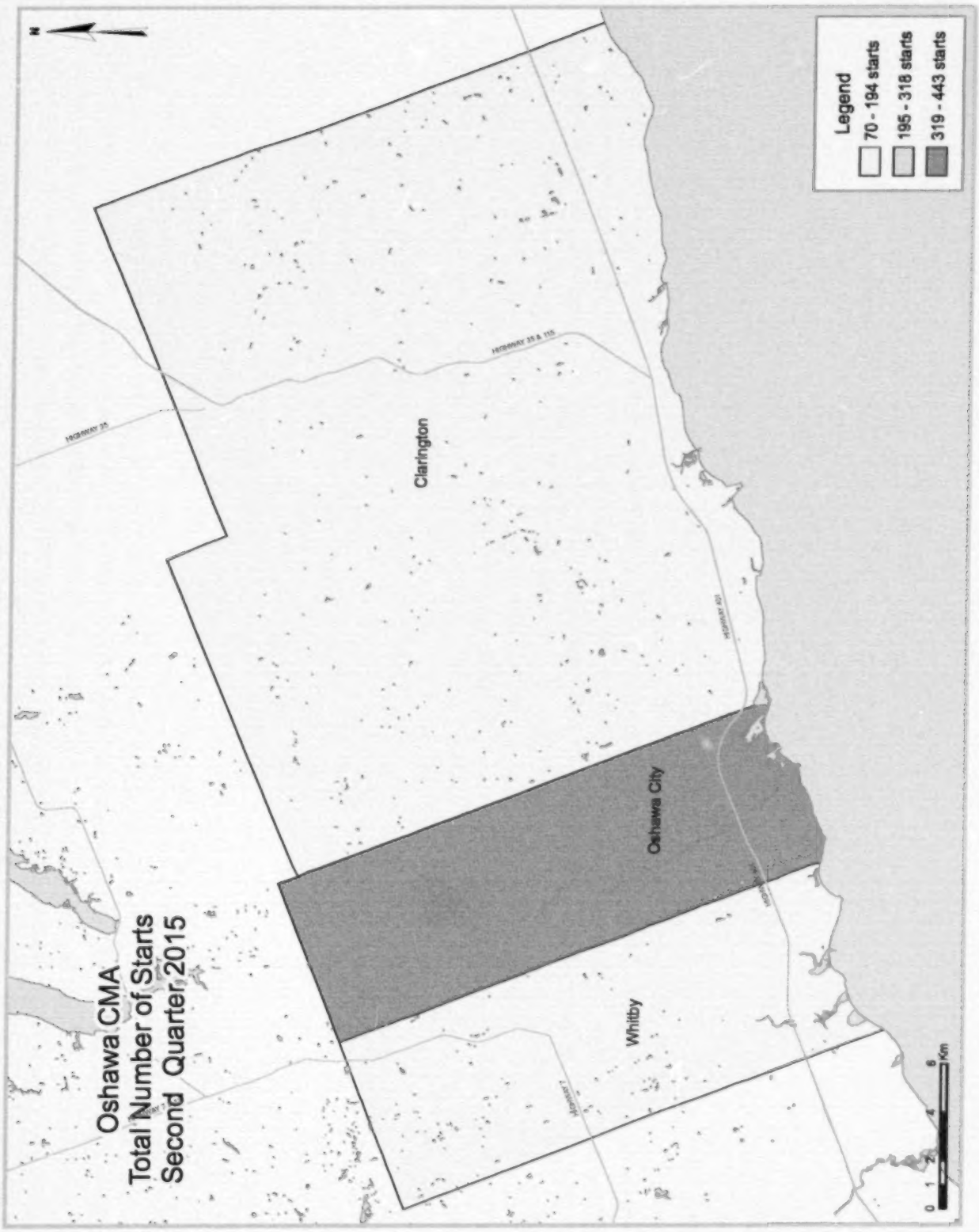

Greater Toronto Area
Number of Starts (Multiples)
January - August 2015
Legend
193 - 3592 starts
3593 - 6991 starts
6992 - 10390 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 427
HIGHWAY 27
HIGHWAY 6
HIGHWAY 6
0 4 8 16 24 Km

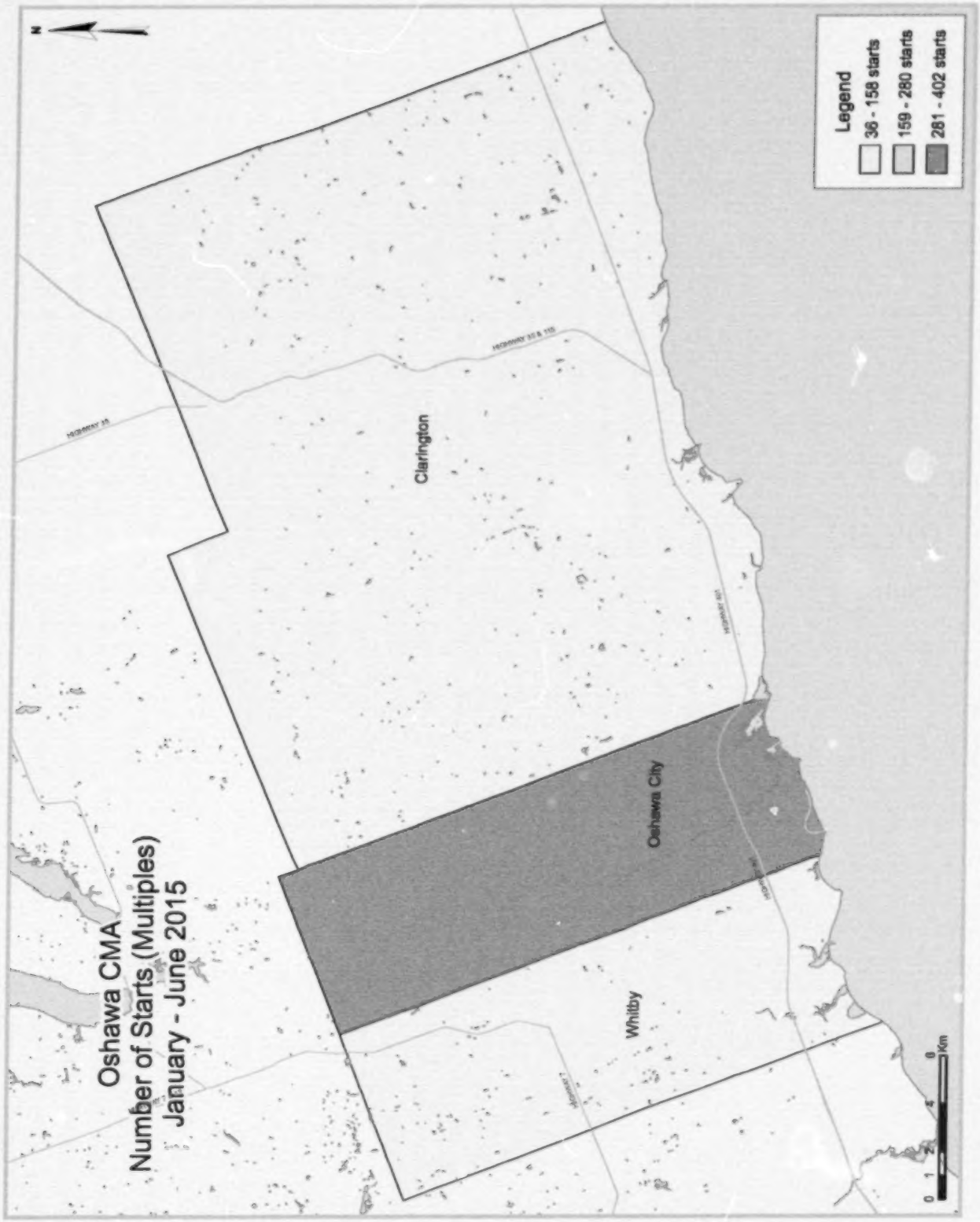

Greater Toronto Area
Number of Starts (Singles)
January - August 2015
Legend
448 - 1028 starts
1029 - 1608 starts
1609 - 2189 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 48
HIGHWAY 6
HIGHWAY 8
0 4 8 16 24 Km

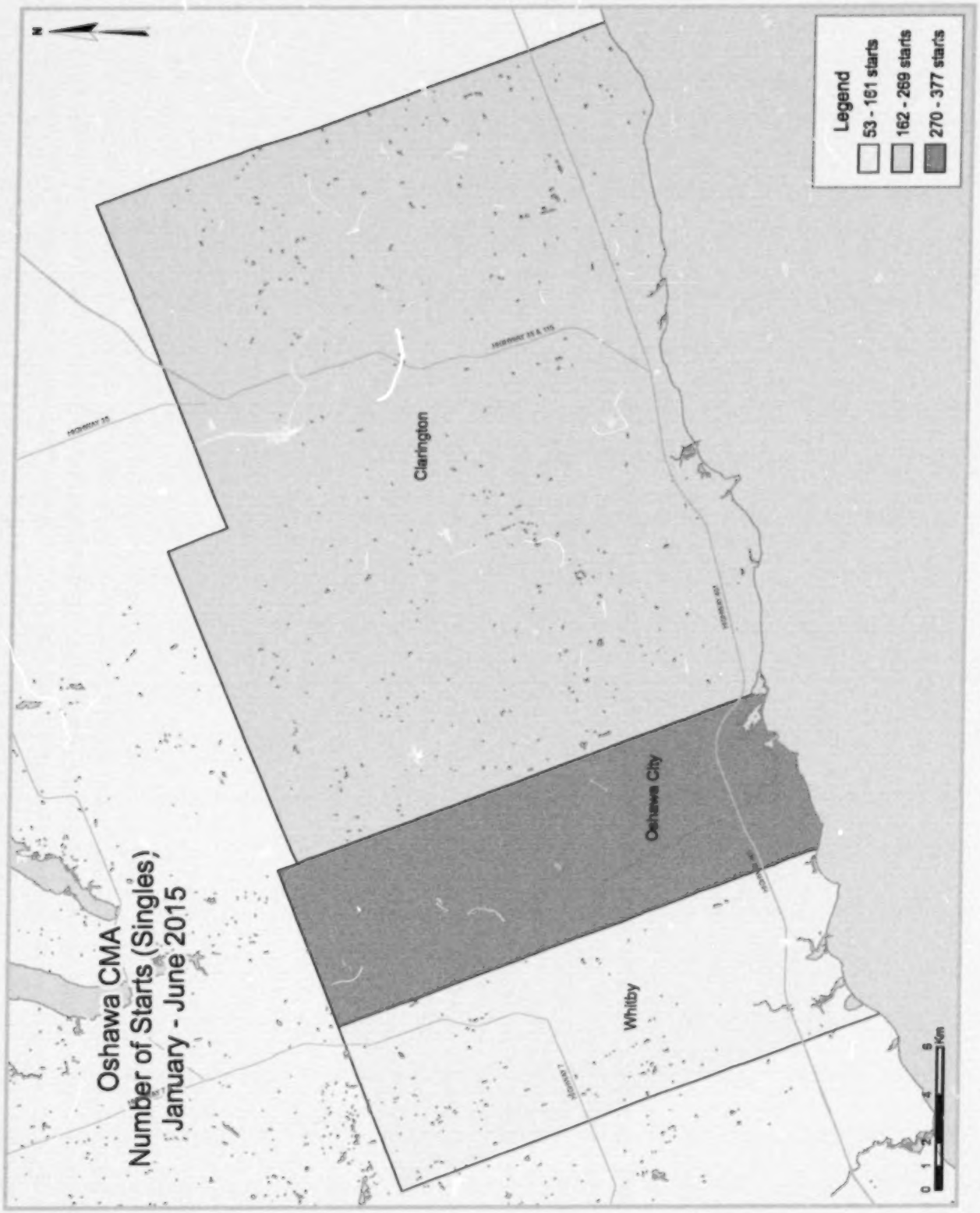
Greater Toronto Area
Total Number of Starts
January - August 2015
Legend
641 - 4143 starts
4144 - 7645 starts
7646 - 11148 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 404
HIGHWAY 400
HIGHWAY 407
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 27
HIGHWAY 25
HIGHWAY 134
HIGHWAY 6
0 4 8 16 24 Km


Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2015
Legend
15 - 40 starts
41 - 66 starts
67 - 92 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2015
Legend
40 - 143 starts
144 - 247 starts
248 - 351 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
Second Quarter 2015
Legend
70 - 194 starts
195 - 318 starts
319 - 443 starts
N
Clarington
Oshawa City
Whitby
Highway 35
Highway 35 & 115
Highway 401
Highway 7
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2015
Legend
36 - 158 starts
159 - 280 starts
281 - 402 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
0 1 2 4 6 8 Km


Oshawa CMA
Number of Starts (Singles)
January - June 2015
Legend
53 - 161 starts
162 - 269 starts
270 - 377 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 8 Km

Oshawa CMA
Total Number of Starts
January - June 2015
Legend
131 - 347 starts
348 - 563 starts
564 - 779 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) August 2015		
Toronto CMA[1]	July 2015	August 2015
Trend[2]	36,839	43,846
SAAR	23,716	65,097
	August 2014	August 2015
Actual		
August - Single-Detached	834	1,084
August - Multiples	1,209	4,445
August - Total	2,043	5,529
January to August - Single-Detached	5,681	6,140
January to August - Multiples	15,323	20,695
January to August - Total	21,004	26,835

Table 1b: Housing Starts (SAAR and Trend) August 2015		
Oshawa CMA[1]	July 2015	August 2015
Trend[2]	2,117	2,266
SAAR	2,837	2,799
	August 2014	August 2015
Actual		
August - Single-Detached	96	90
August - Multiples	47	128
August - Total	143	218
January to August - Single-Detached	716	928
January to August - Multiples	416	733
January to August - Total	1,132	1,661

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	1,080	206	259	4	172	3,255	0	553	5,529
August 2014	834	130	209	0	155	715	0	0	2,043
% Change	29.5	58.5	23.9	n/a	11.0	**	n/a	n/a	170.6
Year-to-date 2015	6,135	724	2,576	5	858	15,038	35	1,464	26,835
Year-to-date 2014	5,654	1,130	2,303	27	488	10,766	4	632	21,004
% Change	8.5	-35.9	11.9	-81.5	75.8	39.7	**	131.6	27.8
UNDER CONSTRUCTION									
August 2015	8,075	1,036	3,412	12	1,538	41,075	46	3,655	58,849
August 2014	7,426	1,518	3,257	33	912	53,684	14	2,197	69,041
% Change	8.7	-31.8	4.8	-63.6	68.6	-23.5	**	66.4	-14.8
COMPLETIONS									
August 2015	594	68	172	0	9	795	0	134	1,772
August 2014	729	124	339	2	23	461	8	1	1,687
% Change	-18.5	-45.2	-49.3	-100.0	-60.9	72.5	-100.0	**	5.0
Year-to-date 2015	5,224	930	1,906	9	263	27,292	6	1,368	36,998
Year-to-date 2014	6,125	1,294	2,335	15	327	10,942	8	189	21,235
% Change	-14.7	-28.1	-18.4	-40.0	-19.6	149.4	-25.0	**	74.2
COMPLETED & NOT ABSORBED									
August 2015	219	15	85	1	33	1,939	n/a	n/a	2,292
August 2014	222	16	86	1	47	1,045	n/a	n/a	1,417
% Change	-1.4	-6.3	-1.2	0.0	-29.8	85.6	n/a	n/a	61.8
ABSORBED									
August 2015	588	66	172	0	9	724	n/a	n/a	1,559
August 2014	740	129	340	2	23	442	n/a	n/a	1,676
% Change	-20.5	-48.8	-49.4	-100.0	-60.9	63.8	n/a	n/a	-7.0
Year-to-date 2015	5,220	942	1,896	8	258	26,270	n/a	n/a	34,594
Year-to-date 2014	6,076	1,290	2,343	15	297	10,880	n/a	n/a	20,901
% Change	-14.1	-27.0	-19.1	-46.7	-13.1	141.5	n/a	n/a	65.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	89	2	0	1	0	126	0	0	218
August 2014	96	0	35	0	12	0	0	0	143
% Change	-7.3	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	52.4
Year-to-date 2015	927	20	187	1	72	132	0	322	1,661
Year-to-date 2014	716	30	215	0	75	0	0	96	1,132
% Change	29.5	-33.3	-13.0	n/a	-4.0	n/a	n/a	**	46.7
UNDER CONSTRUCTION									
August 2015	969	28	285	1	155	132	3	502	2,075
August 2014	636	36	190	0	81	0	2	424	1,369
% Change	52.4	-22.2	50.0	n/a	91.4	n/a	50.0	18.4	51.6
COMPLETIONS									
August 2015	68	0	0	0	13	0	0	0	81
August 2014	91	2	15	0	0	0	0	15	123
% Change	-25.3	-100.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-34.1
Year-to-date 2015	607	0	46	0	13	0	1	72	739
Year-to-date 2014	566	12	111	0	35	0	0	26	750
% Change	7.2	-100.0	-58.6	n/a	-62.9	n/a	n/a	176.9	-1.5
COMPLETED & NOT ABSORBED									
August 2015	22	0	0	0	0	0	n/a	n/a	22
August 2014	23	0	0	0	0	0	n/a	n/a	23
% Change	-4.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-4.3
ABSORBED									
August 2015	72	0	0	0	13	0	n/a	n/a	85
August 2014	91	2	15	0	0	0	n/a	n/a	108
% Change	-20.9	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-21.3
Year-to-date 2015	613	0	46	0	13	0	n/a	n/a	672
Year-to-date 2014	571	12	108	0	35	0	n/a	n/a	726
% Change	7.4	-100.0	-57.4	n/a	-62.9	n/a	n/a	n/a	-7.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	963	198	254	1	172	3,413	0	553	5,554
August 2014	846	130	244	0	167	715	0	0	2,102
% Change	13.8	52.3	4.1	n/a	3.0	**	n/a	n/a	164.2
Year-to-date 2015	6,675	696	2,717	2	932	15,209	35	1,786	28,052
Year-to-date 2014	6,008	1,150	2,494	9	586	10,844	4	728	21,823
% Change	11.1	-39.5	8.9	-77.8	59.0	40.3	**	145.3	28.5
UNDER CONSTRUCTION									
August 2015	8,701	1,036	3,624	7	1,711	41,292	49	4,312	60,732
August 2014	7,691	1,518	3,363	18	1,017	53,998	16	2,928	70,549
% Change	13.1	-31.8	7.8	-61.1	68.2	-23.5	**	47.3	-13.9
COMPLETIONS									
August 2015	630	66	172	0	20	873	0	134	1,895
August 2014	794	126	343	0	31	461	8	16	1,779
% Change	-20.7	-47.6	-49.9	n/a	-35.5	89.4	-100.0	**	6.5
Year-to-date 2015	5,408	902	1,947	4	307	27,380	7	1,555	37,510
Year-to-date 2014	6,362	1,276	2,321	0	412	11,152	8	215	21,746
% Change	-15.0	-29.3	-16.1	n/a	-25.5	145.5	-12.5	**	72.5
COMPLETED & NOT ABSORBED									
August 2015	251	15	72	1	33	1,979	n/a	n/a	2,351
August 2014	252	12	56	0	47	1,037	n/a	n/a	1,404
% Change	-0.4	25.0	28.6	n/a	-29.8	90.8	n/a	n/a	67.5
ABSORBED									
August 2015	627	64	172	0	20	744	n/a	n/a	1,627
August 2014	802	131	344	0	31	442	n/a	n/a	1,750
% Change	-21.8	-51.1	-50.0	n/a	-35.5	68.3	n/a	n/a	-7.0
Year-to-date 2015	5,390	912	1,934	3	302	26,300	n/a	n/a	34,841
Year-to-date 2014	6,295	1,274	2,340	0	384	11,080	n/a	n/a	21,373
% Change	-14.4	-28.4	-17.4	n/a	-21.4	137.4	n/a	n/a	63.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2015	142	6	41	0	0	795	0	553	1,537
August 2014	131	30	4	0	0	39	0	0	204
York Region									
August 2015	361	28	178	0	96	1,664	0	0	2,327
August 2014	195	24	82	0	0	388	0	0	689
Peel Region									
August 2015	297	158	35	0	76	469	0	0	1,035
August 2014	247	76	43	0	98	0	0	0	464
Halton Region									
August 2015	30	4	0	0	0	190	0	0	224
August 2014	104	0	68	0	0	288	0	0	460
Durham Region									
August 2015	129	2	0	1	0	295	0	0	427
August 2014	163	0	47	0	69	0	0	0	279
Toronto CMA									
August 2015	1,080	206	259	4	172	3,255	0	553	5,529
August 2014	834	130	209	0	155	715	0	0	2,043
Oshawa CMA									
August 2015	89	2	0	1	0	126	0	0	218
August 2014	96	0	35	0	12	0	0	0	143
Greater Toronto Area									
August 2015	959	198	254	1	172	3,413	0	553	5,550
August 2014	840	130	244	0	167	715	0	0	2,096

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2015	1,628	174	537	6	255	28,854	28	3,136	34,618
August 2014	1,370	222	515	10	345	44,053	10	2,067	48,592
York Region									
August 2015	2,567	136	1,322	0	424	6,713	0	245	11,407
August 2014	2,204	386	1,182	7	11	6,461	0	129	10,380
Peel Region									
August 2015	2,175	636	907	0	592	3,144	18	274	7,746
August 2014	1,939	798	634	1	341	1,861	4	0	5,578
Halton Region									
August 2015	847	34	505	0	220	2,280	0	155	4,041
August 2014	938	26	671	0	108	1,623	0	308	3,674
Durham Region									
August 2015	1,383	48	353	1	220	301	3	502	2,811
August 2014	1,153	86	361	0	212	0	2	424	2,238
Toronto CMA									
August 2015	8,075	1,036	3,412	12	1,538	41,075	46	3,655	58,849
August 2014	7,426	1,518	3,257	33	912	53,684	14	2,197	69,041
Oshawa CMA									
August 2015	969	28	285	1	155	132	3	502	2,075
August 2014	636	36	190	0	81	0	2	424	1,369
Greater Toronto Area									
August 2015	8,600	1,028	3,624	7	1,711	41,292	49	4,312	60,623
August 2014	7,604	1,518	3,363	18	1,017	53,998	16	2,928	70,462

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2015	71	6	0	0	0	577	0	106	760
August 2014	104	4	6	0	0	164	0	0	278
York Region									
August 2015	211	4	76	0	0	195	0	28	514
August 2014	177	22	83	0	0	195	0	1	478
Peel Region									
August 2015	172	50	49	0	0	0	0	0	271
August 2014	217	94	163	0	21	0	8	0	503
Halton Region									
August 2015	61	0	29	0	0	101	0	0	191
August 2014	140	2	48	0	10	102	0	0	302
Durham Region									
August 2015	113	6	18	0	20	0	0	0	157
August 2014	150	4	43	0	0	0	0	15	212
Toronto CMA									
August 2015	594	68	172	0	9	795	0	134	1,772
August 2014	729	124	339	2	23	461	8	1	1,687
Oshawa CMA									
August 2015	68	0	0	0	13	0	0	0	81
August 2014	91	2	15	0	0	0	0	15	123
Greater Toronto Area									
August 2015	628	66	172	0	20	873	0	134	1,893
August 2014	788	126	343	0	31	461	8	16	1,773

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2015	136	9	26	1	19	1,608	n/a	n/a	1,799
August 2014	143	6	39	0	7	817	n/a	n/a	1,012
York Region									
August 2015	48	6	11	0	11	313	n/a	n/a	389
August 2014	46	4	13	0	38	206	n/a	n/a	307
Peel Region									
August 2015	14	0	22	0	0	0	n/a	n/a	36
August 2014	8	0	0	0	2	0	n/a	n/a	10
Halton Region									
August 2015	29	0	3	0	0	58	n/a	n/a	90
August 2014	21	2	0	0	0	14	n/a	n/a	37
Durham Region									
August 2015	24	0	10	0	3	0	n/a	n/a	37
August 2014	34	0	4	0	0	0	n/a	n/a	38
Toronto CMA									
August 2015	219	15	85	1	33	1,939	n/a	n/a	2,292
August 2014	222	16	86	1	47	1,045	n/a	n/a	1,417
Oshawa CMA									
August 2015	22	0	0	0	0	0	n/a	n/a	22
August 2014	23	0	0	0	0	0	n/a	n/a	23
Greater Toronto Area									
August 2015	251	15	72	1	33	1,979	n/a	n/a	2,351
August 2014	252	12	56	0	47	1,037	n/a	n/a	1,404

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2015	68	4	6	0	0	564	n/a	n/a	642
August 2014	103	5	6	0	0	144	n/a	n/a	258
York Region									
August 2015	205	4	76	0	0	137	n/a	n/a	422
August 2014	178	24	84	0	0	196	n/a	n/a	482
Peel Region									
August 2015	172	50	49	0	0	0	n/a	n/a	271
August 2014	228	96	163	0	21	0	n/a	n/a	508
Halton Region									
August 2015	64	0	29	0	0	43	n/a	n/a	136
August 2014	144	2	48	0	10	102	n/a	n/a	306
Durham Region									
August 2015	118	6	12	0	20	0	n/a	n/a	156
August 2014	149	4	43	0	0	0	n/a	n/a	196
Toronto CMA									
August 2015	588	66	172	0	9	724	n/a	n/a	1,559
August 2014	740	129	340	2	23	442	n/a	n/a	1,676
Oshawa CMA									
August 2015	72	0	0	0	13	0	n/a	n/a	85
August 2014	91	2	15	0	0	0	n/a	n/a	108
Greater Toronto Area									
August 2015	627	64	172	0	20	744	n/a	n/a	1,627
August 2014	802	131	344	0	31	442	n/a	n/a	1,750

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Toronto City	142	131	6	30	41	4	1,348	39	1,537	204	**
Toronto	19	10	0	0	0	4	570	39	589	53	**
East York	6	7	0	0	0	0	0	0	6	7	-14.3
Etobicoke	29	14	4	0	0	0	170	0	203	14	**
North York	66	79	0	30	0	0	202	0	268	109	145.9
Scarborough	18	15	0	0	41	0	363	0	422	15	**
York	4	6	2	0	0	0	43	0	49	6	**
York Region	361	195	28	24	274	70	1,664	400	2,327	689	**
Aurora	65	23	0	0	71	0	130	0	266	23	**
East Gwillimbury	10	10	0	0	0	0	0	0	10	10	0.0
Georgina Township	54	15	0	0	8	0	0	0	62	15	**
King Township	38	23	0	0	0	0	0	0	38	23	65.2
Markham	31	60	2	24	51	52	0	324	84	460	-81.7
Newmarket	25	0	22	0	0	0	0	0	47	0	n/a
Richmond Hill	16	33	0	0	89	18	1,125	42	1,230	93	**
Vaughan	120	28	4	0	24	0	379	34	527	62	**
Whitchurch-Stouffville	2	3	0	0	31	0	30	0	63	3	**
Peel Region	297	247	158	76	111	141	469	0	1,035	464	123.1
Brampton	205	219	108	74	76	99	0	0	389	392	-0.8
Caledon	75	18	8	0	24	14	0	0	107	32	**
Mississauga	17	10	42	2	11	28	469	0	539	40	**
Halton Region	30	104	4	0	0	68	190	288	224	460	-51.3
Burlington	2	2	4	0	0	0	32	0	38	2	**
Halton Hills	9	4	0	0	0	0	0	0	9	4	125.0
Milton	2	55	0	0	0	68	122	0	124	123	0.8
Oakville	17	43	0	0	0	0	36	288	53	331	-84.0
Durham Region	134	169	2	0	0	116	295	0	431	285	51.2
Ajax	32	44	0	0	0	57	0	0	32	101	-68.3
Brock	3	1	0	0	0	0	0	0	3	1	200.0
Clarington	51	44	2	0	0	6	0	0	53	50	6.0
Oshawa	20	42	0	0	0	24	0	0	20	66	-69.7
Pickering	4	23	0	0	0	12	169	0	173	35	**
Scugog	1	5	0	0	0	0	0	0	1	5	-80.0
Uxbridge	4	0	0	0	0	0	0	0	4	0	n/a
Whitby	19	10	0	0	0	17	126	0	145	27	**
Remainder of Toronto CMA	216	92	14	0	5	0	0	0	235	92	155.4
Bradford West Gwillimbury	108	35	0	0	0	0	0	0	108	35	**
Town of Mono	53	11	0	0	0	0	0	0	53	11	**
New Tecumseth	51	40	14	0	5	0	0	0	70	40	75.0
Orangeville	4	6	0	0	0	0	0	0	4	6	-33.3
Toronto CMA	1,084	834	206	130	431	352	3,808	727	5,529	2,043	170.6
Oshawa CMA	90	96	2	0	0	47	126	0	218	143	52.4
Greater Toronto Area (GTA)	964	846	198	130	426	399	3,966	727	5,554	2,102	164.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	758	613	22	110	397	277	9,971	7,990	11,148	8,990	24.0
Toronto	94	118	8	44	79	100	6,635	5,475	6,816	5,737	18.8
East York	46	34	0	6	0	8	0	0	46	48	-4.2
Etobicoke	168	77	10	0	137	18	1,733	462	2,048	557	**
North York	359	291	0	58	41	115	783	2,012	1,183	2,476	-52.2
Scarborough	70	79	0	0	134	30	684	30	888	139	**
York	21	14	4	2	6	6	136	11	167	33	**
York Region	2,189	1,769	122	378	1,366	925	3,613	2,343	7,290	5,415	34.6
Aurora	394	167	4	0	174	13	207	0	779	180	**
East Gwillimbury	110	42	0	0	0	6	0	0	110	48	129.2
Georgina Township	135	151	2	0	24	28	0	0	161	179	-10.1
King Township	189	127	0	2	21	4	0	0	210	133	57.9
Markham	265	469	52	318	340	428	460	861	1,117	2,076	-46.2
Newmarket	91	93	26	0	23	38	16	0	156	131	19.1
Richmond Hill	133	197	2	0	361	308	1,125	1,448	1,621	1,953	-17.0
Vaughan	815	477	34	58	156	100	1,751	34	2,756	669	**
Whitchurch-Stouffville	57	46	2	0	267	0	54	0	380	46	**
Peel Region	1,788	1,455	498	570	888	643	1,938	407	5,112	3,075	66.2
Brampton	1,336	1,216	388	468	626	382	150	103	2,500	2,169	15.3
Caledon	312	167	46	14	66	123	0	0	424	304	39.5
Mississauga	140	72	64	88	196	138	1,788	304	2,188	602	**
Halton Region	653	898	8	18	427	664	1,078	776	2,166	2,356	-8.1
Burlington	37	36	4	0	43	34	87	78	171	148	15.5
Halton Hills	295	33	0	2	86	0	0	0	381	35	**
Milton	81	458	2	14	118	352	464	276	665	1,100	-39.5
Oakville	240	371	2	2	180	278	527	422	949	1,073	-11.6
Durham Region	1,289	1,282	46	74	378	535	623	96	2,336	1,987	17.6
Ajax	196	430	0	20	69	137	0	0	265	587	-54.9
Brock	12	12	6	0	0	0	0	0	18	12	50.0
Clarington	316	378	2	30	36	91	6	0	360	499	-27.9
Oshawa	499	277	18	0	138	113	312	96	967	486	99.0
Pickering	92	85	12	24	10	108	169	0	283	217	30.4
Scugog	8	16	0	0	0	0	0	0	8	16	-50.0
Uxbridge	53	23	8	0	40	0	0	0	101	23	**
Whitby	113	61	0	0	85	86	136	0	334	147	127.2
Remainder of Toronto CMA	448	444	70	14	75	31	48	0	641	489	31.1
Bradford West Gwillimbury	223	193	2	6	13	0	0	0	238	199	19.6
Town of Mono	55	63	0	0	0	0	0	0	55	63	-12.7
New Tecumseth	142	142	68	8	44	8	48	0	302	158	91.1
Orangeville	28	46	0	0	18	23	0	0	46	69	-33.3
Toronto CMA	6,140	5,681	736	1,134	3,229	2,751	16,730	11,438	26,835	21,004	27.8
Oshawa CMA	928	716	20	30	259	290	454	96	1,661	1,132	46.7
Greater Toronto Area (GTA)	6,677	6,017	696	1,150	3,456	3,044	17,223	11,612	28,052	21,823	28.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Toronto City	41	4	0	0	795	39	553	0
Toronto	0	4	0	0	17	39	553	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	170	0	0	0
North York	0	0	0	0	202	0	0	0
Scarborough	41	0	0	0	363	0	0	0
York	0	0	0	0	43	0	0	0
York Region	274	70	0	0	1,664	400	0	0
Aurora	71	0	0	0	130	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	51	52	0	0	0	324	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	89	18	0	0	1,125	42	0	0
Vaughan	24	0	0	0	379	34	0	0
Whitchurch-Stouffville	31	0	0	0	30	0	0	0
Peel Region	111	141	0	0	469	0	0	0
Brampton	76	99	0	0	0	0	0	0
Caledon	24	14	0	0	0	0	0	0
Mississauga	11	28	0	0	469	0	0	0
Halton Region	0	68	0	0	190	288	0	0
Burlington	0	0	0	0	32	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	68	0	0	122	0	0	0
Oakville	0	0	0	0	36	288	0	0
Durham Region	0	116	0	0	295	0	0	0
Ajax	0	57	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	24	0	0	0	0	0	0
Pickering	0	12	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	17	0	0	126	0	0	0
Remainder of Toronto CMA	5	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	431	352	0	0	3,255	727	553	0
Oshawa CMA	0	47	0	0	126	0	0	0
Greater Toronto Area (GTA)	426	399	0	0	3,413	727	553	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	376	273	21	4	8,573	7,394	1,398	596
Toronto	79	96	0	4	5,277	5,171	1,358	304
East York	0	8	0	0	0	0	0	0
Etobicoke	137	18	0	0	1,733	462	0	0
North York	20	115	21	0	743	1,731	40	281
Scarborough	134	30	0	0	684	30	0	0
York	6	6	0	0	136	0	0	11
York Region	1,366	925	0	0	3,573	2,307	40	36
Aurora	174	13	0	0	207	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	24	28	0	0	0	0	0	0
King Township	21	4	0	0	0	0	0	0
Markham	340	428	0	0	460	853	0	8
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	361	308	0	0	1,125	1,420	0	28
Vaughan	156	100	0	0	1,727	34	24	0
Whitchurch-Stouffville	267	0	0	0	54	0	0	0
Peel Region	874	643	14	0	1,912	407	26	0
Brampton	612	382	14	0	124	103	26	0
Caledon	66	123	0	0	0	0	0	0
Mississauga	196	138	0	0	1,788	304	0	0
Halton Region	427	664	0	0	1,078	776	0	0
Burlington	43	34	0	0	87	78	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	118	352	0	0	464	276	0	0
Oakville	180	278	0	0	527	422	0	0
Durham Region	378	535	0	0	301	0	322	96
Ajax	69	137	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	36	91	0	0	6	0	0	0
Oshawa	138	113	0	0	0	0	312	96
Pickering	10	108	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	40	0	0	0	0	0	0	0
Whitby	85	86	0	0	126	0	10	0
Remainder of Toronto CMA	75	31	0	0	48	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	44	8	0	0	48	0	0	0
Orangeville	18	23	0	0	0	0	0	0
Toronto CMA	3,194	2,747	35	4	15,266	10,806	1,464	632
Oshawa CMA	259	290	0	0	132	0	322	96
Greater Toronto Area (GTA)	3,421	3,040	35	4	15,437	10,884	1,786	728

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Toronto City	189	165	795	39	553	0	1,537	204
Toronto	19	14	17	39	553	0	589	53
East York	6	7	0	0	0	0	6	7
Etobicoke	33	14	170	0	0	0	203	14
North York	66	109	202	0	0	0	268	109
Scarborough	59	15	363	0	0	0	422	15
York	6	6	43	0	0	0	49	6
York Region	567	301	1,760	388	0	0	2,327	689
Aurora	136	23	130	0	0	0	266	23
East Gwillimbury	10	10	0	0	0	0	10	10
Georgina Township	62	15	0	0	0	0	62	15
King Township	38	23	0	0	0	0	38	23
Markham	84	136	0	324	0	0	84	460
Newmarket	47	0	0	0	0	0	47	0
Richmond Hill	16	63	1,214	30	0	0	1,230	93
Vaughan	148	28	379	34	0	0	527	62
Whitchurch-Stouffville	26	3	37	0	0	0	63	3
Peel Region	490	366	545	98	0	0	1,035	464
Brampton	321	322	68	70	0	0	389	392
Caledon	107	32	0	0	0	0	107	32
Mississauga	62	12	477	28	0	0	539	40
Halton Region	34	172	190	288	0	0	224	460
Burlington	6	2	32	0	0	0	38	2
Halton Hills	9	4	0	0	0	0	9	4
Milton	2	123	122	0	0	0	124	123
Oakville	17	43	36	288	0	0	53	331
Durham Region	135	216	296	69	0	0	431	285
Ajax	32	44	0	57	0	0	32	101
Brock	3	1	0	0	0	0	3	1
Clarington	53	50	0	0	0	0	53	50
Oshawa	20	66	0	0	0	0	20	66
Pickering	4	35	169	0	0	0	173	35
Scugog	1	5	0	0	0	0	1	5
Uxbridge	4	0	0	0	0	0	4	0
Whitby	18	15	127	12	0	0	145	27
Remainder of Toronto CMA	231	92	4	0	0	0	235	92
Bradford West Gwillimbury	108	35	0	0	0	0	108	35
Town of Mono	53	11	0	0	0	0	53	11
New Tecumseth	66	40	4	0	0	0	70	40
Orangeville	4	6	0	0	0	0	4	6
Toronto CMA	1,545	1,173	3,431	870	553	0	5,529	2,043
Oshawa CMA	91	131	127	12	0	0	218	143
Greater Toronto Area (GTA)	1,415	1,220	3,586	882	553	0	5,554	2,102

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,071	950	8,658	7,440	1,419	600	11,148	8,990
Toronto	161	257	5,297	5,172	1,358	308	6,816	5,737
East York	46	48	0	0	0	0	46	48
Etobicoke	191	103	1,857	454	0	0	2,048	557
North York	438	422	684	1,773	61	281	1,183	2,476
Scarborough	204	98	684	41	0	0	888	139
York	31	22	136	0	0	11	167	33
York Region	3,410	3,067	3,840	2,312	40	36	7,290	5,415
Aurora	572	180	207	0	0	0	779	180
East Gwillimbury	110	48	0	0	0	0	110	48
Georgina Township	161	179	0	0	0	0	161	179
King Township	195	133	15	0	0	0	210	133
Markham	657	1,215	460	853	0	8	1,117	2,076
Newmarket	117	120	23	11	16	0	156	131
Richmond Hill	407	511	1,214	1,414	0	28	1,621	1,953
Vaughan	970	635	1,762	34	24	0	2,756	669
Whitchurch-Stouffville	221	46	159	0	0	0	380	46
Peel Region	2,856	2,395	2,216	680	40	0	5,112	3,075
Brampton	2,172	1,923	288	246	40	0	2,500	2,169
Caledon	424	304	0	0	0	0	424	304
Mississauga	260	168	1,928	434	0	0	2,188	602
Halton Region	1,174	1,518	992	838	0	0	2,166	2,356
Burlington	59	43	112	105	0	0	171	148
Halton Hills	381	35	0	0	0	0	381	35
Milton	303	824	362	276	0	0	665	1,100
Oakville	431	616	518	457	0	0	949	1,073
Durham Region	1,577	1,722	437	169	322	96	2,336	1,987
Ajax	202	499	63	88	0	0	265	587
Brock	18	12	0	0	0	0	18	12
Clarington	346	485	14	14	0	0	360	499
Oshawa	655	390	0	0	312	96	967	486
Pickering	114	211	169	6	0	0	283	217
Scugog	8	16	0	0	0	0	8	16
Uxbridge	101	23	0	0	0	0	101	23
Whitby	133	86	191	61	10	0	334	147
Remainder of Toronto CMA	566	467	75	22	0	0	641	489
Bradford West Gwillimbury	238	199	0	0	0	0	238	199
Town of Mono	55	50	0	13	0	0	55	63
New Tecumseth	232	149	70	9	0	0	302	158
Orangeville	41	69	5	0	0	0	46	69
Toronto CMA	9,435	9,087	15,901	11,281	1,499	636	26,835	21,004
Oshawa CMA	1,134	961	205	75	322	96	1,661	1,132
Greater Toronto Area (GTA)	10,088	9,652	16,143	11,439	1,821	732	28,052	21,823

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Toronto City	71	104	6	4	0	6	683	164	760	278	173.4
Toronto	10	11	2	2	0	6	582	47	594	66	**
East York	3	6	0	0	0	0	0	0	3	6	-50.0
Etobicoke	3	18	0	0	0	0	0	0	3	18	-83.3
North York	34	47	0	0	0	0	95	117	129	164	-21.3
Scarborough	17	21	0	0	0	0	0	0	17	21	-19.0
York	4	1	4	2	0	0	6	0	14	3	**
York Region	211	177	4	22	76	83	223	196	514	478	7.5
Aurora	46	0	0	0	0	0	0	0	46	0	n/a
East Gwillimbury	17	2	0	0	0	0	0	0	17	2	**
Georgina Township	7	15	0	0	8	0	0	0	15	15	0.0
King Township	10	21	0	0	0	17	0	0	10	38	-73.7
Markham	36	55	4	20	0	29	195	196	235	300	-21.7
Newmarket	0	19	0	0	0	0	0	0	0	19	-100.0
Richmond Hill	35	29	0	2	44	37	28	0	107	68	57.4
Vaughan	44	32	0	0	0	0	0	0	44	32	37.5
Whitchurch-Stouffville	16	4	0	0	24	0	0	0	40	4	**
Peel Region	172	217	50	94	49	192	0	0	271	503	-46.1
Brampton	146	187	50	94	29	90	0	0	225	371	-39.4
Caledon	16	25	0	0	0	0	0	0	16	25	-36.0
Mississauga	10	5	0	0	20	102	0	0	30	107	-72.0
Halton Region	61	140	0	2	29	58	101	102	191	302	-36.8
Burlington	19	8	0	2	0	10	78	0	97	20	**
Halton Hills	2	2	0	0	0	0	0	0	2	2	0.0
Milton	16	91	0	0	29	33	0	0	45	124	-63.7
Oakville	24	39	0	0	0	15	23	102	47	156	-69.9
Durham Region	115	156	6	4	38	43	0	15	159	218	-27.1
Ajax	24	45	0	0	7	0	0	0	31	45	-31.1
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	43	44	0	2	0	15	0	0	43	61	-29.5
Oshawa	13	30	0	0	0	0	0	15	13	45	-71.1
Pickering	19	10	6	2	18	28	0	0	43	40	7.5
Scugog	1	4	0	0	0	0	0	0	1	4	-75.0
Uxbridge	2	4	0	0	0	0	0	0	2	4	-50.0
Whitby	12	17	0	0	13	0	0	0	25	17	47.1
Remainder of Toronto CMA	53	42	4	4	0	11	0	0	57	57	0.0
Bradford West Gwillimbury	5	17	0	0	0	11	0	0	5	28	-82.1
Town of Mono	2	3	0	0	0	0	0	0	2	3	-33.3
New Tecumseth	37	12	4	4	0	0	0	0	41	16	156.3
Orangeville	9	10	0	0	0	0	0	0	9	10	-10.0
Toronto CMA	594	731	70	126	179	368	929	462	1,772	1,687	5.0
Oshawa CMA	68	91	0	2	13	15	0	15	81	123	-34.1
Greater Toronto Area (GTA)	630	794	66	126	192	382	1,007	477	1,895	1,779	6.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	581	772	82	82	145	163	25,221	6,727	26,029	7,744	**
Toronto	122	102	38	16	89	24	16,404	4,671	16,653	4,813	**
East York	39	43	4	0	5	0	0	105	48	148	-67.6
Etobicoke	76	135	2	36	21	0	2,806	338	2,905	509	**
North York	247	387	2	22	0	22	5,023	1,516	5,272	1,947	170.8
Scarborough	83	89	12	2	11	114	530	97	636	302	110.6
York	14	16	24	6	19	3	458	0	515	25	**
York Region	1,723	1,777	266	254	894	774	2,716	3,051	5,599	5,856	-4.4
Aurora	170	37	0	0	13	0	0	280	183	317	-42.3
East Gwillimbury	45	25	2	16	0	6	0	0	47	47	0.0
Georgina Township	120	86	0	0	37	25	0	0	157	111	41.4
King Township	170	185	0	2	26	76	0	0	196	263	-25.5
Markham	411	425	186	184	332	347	1,751	1,847	2,680	2,803	-4.4
Newmarket	19	221	0	18	31	44	0	0	50	283	-82.3
Richmond Hill	213	290	16	4	334	141	325	632	888	1,067	-16.8
Vaughan	461	401	62	30	97	128	614	292	1,234	851	45.0
Whitchurch-Stouffville	114	107	0	0	24	7	26	0	164	114	43.9
Peel Region	1,418	2,147	486	866	484	882	586	900	2,974	4,795	-38.0
Brampton	1,162	1,706	424	668	254	668	103	95	1,943	3,137	-38.1
Caledon	156	284	40	48	145	69	0	0	341	401	-15.0
Mississauga	100	157	22	150	85	145	483	805	690	1,257	-45.1
Halton Region	696	748	32	46	437	650	349	663	1,514	2,107	-28.1
Burlington	56	60	0	8	69	77	203	210	328	355	-7.6
Halton Hills	41	168	0	2	7	94	0	0	48	264	-81.8
Milton	357	176	32	36	167	325	0	246	556	783	-29.0
Oakville	242	344	0	0	194	154	146	207	582	705	-17.4
Durham Region	995	918	38	28	289	270	72	28	1,394	1,244	12.1
Ajax	273	244	8	6	143	49	0	0	424	299	41.8
Brock	4	6	0	0	0	0	0	0	4	6	-33.3
Clarington	284	233	0	6	20	63	0	2	304	304	0.0
Oshawa	225	218	0	6	26	34	72	24	323	282	14.5
Pickering	86	55	30	10	87	77	0	0	203	142	43.0
Scugog	13	18	0	0	0	0	0	0	13	18	-27.8
Uxbridge	11	29	0	0	0	0	0	0	11	29	-62.1
Whitby	99	115	0	0	13	47	0	2	112	164	-31.7
Remainder of Toronto CMA	501	428	34	42	37	148	0	0	572	618	-7.4
Bradford West Gwillimbury	158	192	0	18	7	99	0	0	165	309	-46.6
Town of Mono	71	19	0	0	0	0	0	0	71	19	**
New Tecumseth	231	181	34	24	3	25	0	0	268	230	16.5
Orangeville	41	36	0	0	27	24	0	0	68	60	13.3
Toronto CMA	5,233	6,140	938	1,298	2,158	2,666	28,669	11,131	36,998	21,235	74.2
Oshawa CMA	608	566	0	12	59	144	72	28	739	750	-1.5
Greater Toronto Area (GTA)	5,413	6,362	904	1,276	2,249	2,739	28,944	11,369	37,510	21,746	72.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Toronto City	0	6	0	0	577	164	106	0
Toronto	0	6	0	0	577	47	5	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	117	95	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	6	0
York Region	76	83	0	0	195	195	28	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	17	0	0	0	0	0	0
Markham	0	29	0	0	195	195	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	44	37	0	0	0	0	28	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	24	0	0	0	0	0	0	0
Peel Region	49	184	0	8	0	0	0	0
Brampton	29	82	0	8	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	20	102	0	0	0	0	0	0
Halton Region	29	58	0	0	101	102	0	0
Burlington	0	10	0	0	78	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	29	33	0	0	0	0	0	0
Oakville	0	15	0	0	23	102	0	0
Durham Region	38	43	0	0	0	0	0	15
Ajax	7	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	15	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	15
Pickering	18	28	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	11	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	179	360	0	8	795	461	134	1
Oshawa CMA	13	15	0	0	0	0	0	15
Greater Toronto Area (GTA)	192	374	0	8	873	461	134	16

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	141	163	4	0	23,885	6,544	1,336	183
Toronto	85	24	4	0	15,805	4,488	599	183
East York	5	0	0	0	0	105	0	0
Etobicoke	21	0	0	0	2,806	338	0	0
North York	0	22	0	0	4,928	1,516	95	0
Scarborough	11	114	0	0	346	97	184	0
York	19	3	0	0	0	0	458	0
York Region	894	774	0	0	2,684	3,045	32	6
Aurora	13	0	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	37	25	0	0	0	0	0	0
King Township	26	76	0	0	0	0	0	0
Markham	332	347	0	0	1,747	1,841	4	6
Newmarket	31	44	0	0	0	0	0	0
Richmond Hill	334	141	0	0	297	632	28	0
Vaughan	97	128	0	0	614	292	0	0
Whitchurch-Stouffville	24	7	0	0	26	0	0	0
Peel Region	484	874	0	8	586	900	0	0
Brampton	254	660	0	8	103	95	0	0
Caledon	145	69	0	0	0	0	0	0
Mississauga	85	145	0	0	483	805	0	0
Halton Region	437	650	0	0	234	663	115	0
Burlington	69	77	0	0	88	210	115	0
Halton Hills	7	94	0	0	0	0	0	0
Milton	167	325	0	0	0	246	0	0
Oakville	194	154	0	0	146	207	0	0
Durham Region	289	270	0	0	0	2	72	26
Ajax	143	49	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	63	0	0	0	2	0	0
Oshawa	26	34	0	0	0	0	72	24
Pickering	87	77	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	47	0	0	0	0	0	2
Remainder of Toronto CMA	37	148	0	0	0	0	0	0
Bradford West Gwillimbury	7	99	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	25	0	0	0	0	0	0
Orangeville	27	24	0	0	0	0	0	0
Toronto CMA	2,154	2,658	4	8	27,301	10,942	1,368	189
Oshawa CMA	59	144	0	0	0	2	72	26
Greater Toronto Area (GTA)	2,245	2,731	4	8	27,389	11,154	1,555	215

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Toronto City	77	114	577	164	106	0	760	278
Toronto	12	19	577	47	5	0	594	66
East York	3	6	0	0	0	0	3	6
Etobicoke	3	18	0	0	0	0	3	18
North York	34	47	0	117	95	0	129	164
Scarborough	17	21	0	0	0	0	17	21
York	8	3	0	0	6	0	14	3
York Region	291	282	195	195	28	1	514	478
Aurora	46	0	0	0	0	0	46	0
East Gwillimbury	17	2	0	0	0	0	17	2
Georgina Township	15	15	0	0	0	0	15	15
King Township	10	38	0	0	0	0	10	38
Markham	40	104	195	195	0	1	235	300
Newmarket	0	19	0	0	0	0	0	19
Richmond Hill	79	68	0	0	28	0	107	68
Vaughan	44	32	0	0	0	0	44	32
Whitchurch-Stouffville	40	4	0	0	0	0	40	4
Peel Region	271	474	0	21	0	8	271	503
Brampton	225	342	0	21	0	8	225	371
Caledon	16	25	0	0	0	0	16	25
Mississauga	30	107	0	0	0	0	30	107
Halton Region	90	190	101	112	0	0	191	302
Burlington	19	10	78	10	0	0	97	20
Halton Hills	2	2	0	0	0	0	2	2
Milton	45	124	0	0	0	0	45	124
Oakville	24	54	23	102	0	0	47	156
Durham Region	139	203	20	0	0	15	159	218
Ajax	24	45	7	0	0	0	31	45
Brock	1	2	0	0	0	0	1	2
Clarington	43	61	0	0	0	0	43	61
Oshawa	13	30	0	0	0	15	13	45
Pickering	43	40	0	0	0	0	43	40
Scugog	1	4	0	0	0	0	1	4
Uxbridge	2	4	0	0	0	0	2	4
Whitby	12	17	13	0	0	0	25	17
Remainder of Toronto CMA	55	53	2	4	0	0	57	57
Bradford West Gwillimbury	5	28	0	0	0	0	5	28
Town of Mono	2	1	0	2	0	0	2	3
New Tecumseth	39	14	2	2	0	0	41	16
Orangeville	9	10	0	0	0	0	9	10
Toronto CMA	834	1,192	804	486	134	9	1,772	1,687
Oshawa CMA	68	108	13	0	0	15	81	123
Greater Toronto Area (GTA)	868	1,263	893	492	134	24	1,895	1,779

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	771	988	23,916	6,573	1,342	183	26,029	7,744
Toronto	245	142	15,805	4,488	603	183	16,653	4,813
East York	46	43	0	105	2	0	48	148
Etobicoke	81	171	2,824	338	0	0	2,905	509
North York	247	412	4,930	1,535	95	0	5,272	1,947
Scarborough	95	195	357	107	184	0	636	302
York	57	25	0	0	458	0	515	25
York Region	2,844	2,741	2,723	3,109	32	6	5,599	5,856
Aurora	183	37	0	280	0	0	183	317
East Gwillimbury	47	47	0	0	0	0	47	47
Georgina Township	157	111	0	0	0	0	157	111
King Township	196	263	0	0	0	0	196	263
Markham	929	956	1,747	1,841	4	6	2,680	2,803
Newmarket	39	239	11	44	0	0	50	283
Richmond Hill	543	428	317	639	28	0	888	1,067
Vaughan	612	546	622	305	0	0	1,234	851
Whitchurch-Stouffville	138	114	26	0	0	0	164	114
Peel Region	2,307	3,784	667	1,003	0	8	2,974	4,795
Brampton	1,808	2,940	135	189	0	8	1,943	3,137
Caledon	341	401	0	0	0	0	341	401
Mississauga	158	443	532	814	0	0	690	1,257
Halton Region	1,134	1,263	265	844	115	0	1,514	2,107
Burlington	85	83	128	272	115	0	328	355
Halton Hills	48	264	0	0	0	0	48	264
Milton	556	470	0	313	0	0	556	783
Oakville	445	446	137	259	0	0	582	705
Durham Region	1,201	1,183	120	35	73	26	1,394	1,244
Ajax	317	299	107	0	0	0	424	299
Brock	4	6	0	0	0	0	4	6
Clarington	304	304	0	0	0	0	304	304
Oshawa	250	258	0	0	73	24	323	282
Pickering	203	142	0	0	0	0	203	142
Scugog	13	18	0	0	0	0	13	18
Uxbridge	11	29	0	0	0	0	11	29
Whitby	99	127	13	35	0	2	112	164
Remainder of Toronto CMA	558	591	14	27	0	0	572	618
Bradford West Gwillimbury	165	309	0	0	0	0	165	309
Town of Mono	68	7	3	12	0	0	71	19
New Tecumseth	257	215	11	15	0	0	268	230
Orangeville	68	60	0	0	0	0	68	60
Toronto CMA	8,060	9,754	27,564	11,284	1,374	197	36,998	21,235
Oshawa CMA	653	689	13	35	73	26	739	750
Greater Toronto Area (GTA)	8,257	9,959	27,691	11,564	1,562	223	37,510	21,746

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2015	0	0.0	0	0.0	0	0.0	2	3.4	57	96.6	59	1,840,000	1,781,839
August 2014	0	0.0	0	0.0	2	2.2	1	1.1	86	96.6	89	1,900,000	1,822,561
Year-to-date 2015	0	0.0	2	0.4	8	1.8	16	3.5	431	94.3	457	1,985,000	1,962,743
Year-to-date 2014	2	0.3	2	0.3	6	0.9	54	8.5	569	89.9	633	1,500,000	1,648,668
Toronto													
August 2015	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,549,000	1,464,600
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.5	65	98.5	66	1,495,000	1,836,242
Year-to-date 2014	1	1.1	0	0.0	0	0.0	0	0.0	90	98.9	9(	1,295,000	1,509,143
East York													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	2	11.1	4	22.2	12	66.7	18	1,215,000	1,370,056
Etobicoke													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	2,000,000	1,928,063
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	80	100.0	80	1,982,500	2,099,863
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	9.6	104	90.4	115	1,395,000	1,608,214
North York													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	2,325,000	2,339,643
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	2,100,000	2,112,638
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	213	100.0	213	2,350,000	2,388,878
Year-to-date 2014	1	0.3	1	0.3	2	0.6	6	1.9	306	96.8	316	1,900,000	1,933,014
Scarborough													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	957,500	1,015,357
August 2014	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,025,000	1,087,324
Year-to-date 2015	0	0.0	2	2.5	8	10.0	12	15.0	58	72.5	80	939,000	951,600
Year-to-date 2014	0	0.0	1	1.3	2	2.6	29	37.2	46	59.0	78	850,000	922,007
York													
August 2015	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	1,047,500	1,054,792
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	850,000	927,993

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2015	8	3.9	7	3.4	17	8.3	49	24.0	123	60.3	204	897,945	1,058,614
August 2014	10	5.6	9	5.1	23	12.9	47	26.4	89	50.0	178	802,000	848,386
Year-to-date 2015	98	5.7	63	3.7	190	11.1	327	19.1	1,037	60.5	1,715	889,990	979,952
Year-to-date 2014	101	5.7	61	3.5	274	15.6	393	22.3	930	52.9	1,759	821,900	862,181
Aurora													
August 2015	0	0.0	0	0.0	0	0.0	22	47.8	24	52.2	46	848,990	991,034
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	6	3.6	87	51.8	75	44.6	168	767,490	901,492
Year-to-date 2014	0	0.0	1	2.7	26	70.3	8	21.6	2	5.4	37	589,990	640,721
East Gwillimbury													
August 2015	1	5.9	7	41.2	6	35.3	3	17.6	0	0.0	17	589,990	570,990
August 2014	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2015	10	22.2	18	40.0	12	26.7	4	8.9	1	2.2	45	545,990	555,299
Year-to-date 2014	15	60.0	7	28.0	0	0.0	2	8.0	1	4.0	25	449,990	478,270
Georgina Township													
August 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
August 2014	8	57.1	2	14.3	1	7.1	0	0.0	3	21.4	14	417,990	574,348
Year-to-date 2015	84	70.0	19	15.8	4	3.3	6	5.0	7	5.8	120	399,990	466,604
Year-to-date 2014	60	70.6	4	4.7	3	3.5	4	4.7	14	16.5	85	369,990	504,473
King Township													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
August 2014	0	0.0	0	0.0	0	0.0	6	28.6	15	71.4	21	853,990	1,011,802
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	1.8	165	98.2	168	1,214,500	1,225,748
Year-to-date 2014	0	0.0	1	0.6	1	0.6	22	12.4	154	86.5	178	884,490	1,006,974
Markham													
August 2015	0	0.0	0	0.0	2	6.3	10	31.3	20	62.5	32	889,990	937,373
August 2014	0	0.0	0	0.0	21	38.9	18	33.3	15	27.8	54	671,490	773,121
Year-to-date 2015	0	0.0	1	0.2	66	16.3	117	28.9	221	54.6	405	874,880	898,463
Year-to-date 2014	0	0.0	2	0.5	108	25.5	117	27.6	197	46.5	424	789,490	870,346
Newmarket													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	2	9.5	4	19.0	1	4.8	9	42.9	5	23.8	21	771,900	684,432
Year-to-date 2015	1	5.3	0	0.0	0	0.0	12	63.2	6	31.6	19	774,900	767,379
Year-to-date 2014	25	11.2	41	18.3	43	19.2	101	45.1	14	6.3	224	659,900	631,727
Richmond Hill													
August 2015	0	0.0	0	0.0	4	11.4	9	25.7	22	62.9	35	825,000	1,078,280
August 2014	0	0.0	0	0.0	0	0.0	11	36.7	19	63.3	30	1,022,490	994,936
Year-to-date 2015	1	0.5	0	0.0	17	8.1	39	18.5	154	73.0	211	959,990	1,183,056
Year-to-date 2014	0	0.0	0	0.0	1	0.3	54	18.4	239	81.3	294	914,495	1,054,527
Vaughan													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	1,156,945	1,514,929
August 2014	0	0.0	2	6.3	0	0.0	3	9.4	27	84.4	32	919,490	963,198
Year-to-date 2015	1	0.2	4	0.9	41	8.9	22	4.8	394	85.3	462	1,029,990	1,147,845
Year-to-date 2014	0	0.0	3	0.8	73	19.0	55	14.3	253	65.9	384	889,945	907,652
Whitchurch-Stouffville													
August 2015	0	0.0	0	0.0	5	31.3	5	31.3	6	37.5	16	698,990	905,960
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2015	1	0.9	21	17.9	44	37.6	37	31.6	14	12.0	117	636,990	716,860
Year-to-date 2014	1	0.9	2	1.9	19	17.6	30	27.8	56	51.9	108	842,990	830,448

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2015	13	7.6	68	39.5	55	32.0	24	14.0	12	7.0	172	561,900	616,273
August 2014	21	9.2	38	16.7	101	44.3	36	15.8	32	14.0	228	604,990	657,992
Year-to-date 2015	170	12.1	337	23.9	383	27.2	315	22.4	203	14.4	1,408	599,900	658,477
Year-to-date 2014	281	13.1	515	24.0	631	29.4	470	21.9	246	11.5	2,143	599,990	631,750
Brampton													
August 2015	13	8.9	66	45.2	47	32.2	18	12.3	2	1.4	146	528,900	554,510
August 2014	21	10.6	38	19.2	96	48.5	30	15.2	13	6.6	198	594,900	605,061
Year-to-date 2015	170	14.8	319	27.7	328	28.5	244	21.2	89	7.7	1,150	578,900	596,547
Year-to-date 2014	267	15.7	457	26.9	526	30.9	345	20.3	107	6.3	1,702	579,990	594,122
Caledon													
August 2015	0	0.0	2	12.5	8	50.0	6	37.5	0	0.0	16	625,900	627,525
August 2014	0	0.0	0	0.0	5	20.0	6	24.0	14	56.0	25	825,900	918,808
Year-to-date 2015	0	0.0	18	11.4	55	34.8	70	44.3	15	9.5	158	650,900	665,701
Year-to-date 2014	14	4.9	58	20.4	105	37.0	72	25.4	35	12.3	284	602,900	645,656
Mississauga													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,425,000	1,500,000
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.0	99	99.0	100	1,350,000	1,359,258
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	33.8	104	66.2	157	950,000	1,014,515
Halton Region													
August 2015	2	3.1	2	3.1	16	25.0	9	14.1	35	54.7	64	869,990	1,114,848
August 2014	1	0.7	52	36.1	33	22.9	9	6.3	49	34.0	144	584,990	917,386
Year-to-date 2015	4	0.6	255	37.2	94	13.7	65	9.5	267	39.0	685	627,000	931,562
Year-to-date 2014	2	0.3	117	15.6	146	19.4	272	36.2	214	28.5	751	704,990	872,961
Burlington													
August 2015	0	0.0	0	0.0	4	20.0	9	45.0	7	35.0	20	780,000	1,094,173
August 2014	1	9.1	0	0.0	4	36.4	5	45.5	1	9.1	11	650,000	701,544
Year-to-date 2015	0	0.0	0	0.0	5	10.0	13	26.0	32	64.0	50	1,000,000	1,337,809
Year-to-date 2014	2	3.3	0	0.0	22	36.1	15	24.6	22	36.1	61	695,000	1,272,372
Halton Hills													
August 2015	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	1	2.4	6	14.6	14	34.1	20	48.8	41	789,900	896,422
Year-to-date 2014	0	0.0	18	10.7	61	36.3	73	43.5	16	9.5	168	652,900	688,142
Milton													
August 2015	0	0.0	2	12.5	11	68.8	0	0.0	3	18.8	16	613,445	750,629
August 2014	0	0.0	51	56.0	29	31.9	0	0.0	11	12.1	91	539,990	603,458
Year-to-date 2015	0	0.0	254	71.1	82	23.0	4	1.1	17	4.8	357	521,990	575,175
Year-to-date 2014	0	0.0	97	55.1	53	30.1	14	8.0	12	6.8	176	539,990	585,100
Oakville													
August 2015	2	7.7	0	0.0	0	0.0	0	0.0	24	92.3	26	1,154,995	1,385,266
August 2014	0	0.0	1	2.5	0	0.0	4	10.0	35	87.5	40	1,292,500	1,676,798
Year-to-date 2015	4	1.7	0	0.0	1	0.4	34	14.3	198	83.5	237	1,010,000	1,388,772
Year-to-date 2014	0	0.0	2	0.6	10	2.9	170	49.1	164	47.4	346	770,990	1,038,709

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2015	48	41.0	36	30.8	24	20.5	6	5.1	3	2.6	117	491,100	490,191
August 2014	57	38.3	24	16.1	26	17.4	33	22.1	9	6.0	149	493,300	540,710
Year-to-date 2015	372	37.8	284	28.9	186	18.9	101	10.3	40	4.1	983	491,990	511,940
Year-to-date 2014	353	39.2	189	21.0	178	19.8	140	15.5	41	4.6	901	490,000	522,966
Ajax													
August 2015	13	54.2	7	29.2	1	4.2	2	8.3	1	4.2	24	399,500	455,917
August 2014	0	0.0	5	11.4	14	31.8	25	56.8	0	0.0	44	658,850	648,855
Year-to-date 2015	85	30.2	76	27.0	51	18.1	63	22.4	6	2.1	281	519,900	543,050
Year-to-date 2014	9	3.6	61	24.6	90	36.3	86	34.7	2	0.8	248	608,450	610,257
Brock													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2015	27	60.0	11	24.4	5	11.1	1	2.2	1	2.2	45	439,000	458,838
August 2014	37	84.1	5	11.4	1	2.3	1	2.3	0	0.0	44	380,990	396,303
Year-to-date 2015	178	63.6	56	20.0	31	11.1	12	4.3	3	1.1	280	400,245	439,828
Year-to-date 2014	174	75.3	28	12.1	14	6.1	12	5.2	3	1.3	231	379,990	411,672
Oshawa													
August 2015	3	23.1	6	46.2	4	30.8	0	0.0	0	0.0	13	520,990	503,028
August 2014	16	53.3	13	43.3	0	0.0	1	3.3	0	0.0	30	439,240	438,417
Year-to-date 2015	84	37.3	85	37.8	50	22.2	5	2.2	1	0.4	225	487,990	487,839
Year-to-date 2014	139	63.2	53	24.1	18	8.2	9	4.1	1	0.5	220	423,990	442,147
Pickering													
August 2015	2	10.0	8	40.0	8	40.0	1	5.0	1	5.0	20	540,450	555,320
August 2014	0	0.0	1	10.0	5	50.0	3	30.0	1	10.0	10	608,850	644,200
Year-to-date 2015	5	5.9	23	27.1	28	32.9	8	9.4	21	24.7	85	558,000	640,325
Year-to-date 2014	0	0.0	5	9.1	23	41.8	15	27.3	12	21.8	55	645,000	709,156
Scugog													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2014	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2015	9	81.8	1	9.1	1	9.1	0	0.0	0	0.0	11	341,100	368,218
Year-to-date 2014	4	13.8	11	37.9	6	20.7	5	17.2	3	10.3	29	519,000	574,936
Whitby													
August 2015	1	7.7	4	30.8	6	46.2	2	15.4	0	0.0	13	586,000	577,911
August 2014	3	17.6	0	0.0	6	35.3	2	11.8	6	35.3	17	646,990	717,812
Year-to-date 2015	11	10.9	43	42.6	25	24.8	13	12.9	9	8.9	101	540,990	586,597
Year-to-date 2014	27	22.9	31	26.3	27	22.9	13	11.0	20	16.9	118	559,495	608,502

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2015	17	32.1	27	50.9	6	11.3	2	3.8	1	1.9	53	499,990	492,257
August 2014	26	61.9	4	9.5	0	0.0	3	7.1	9	21.4	42	416,900	582,041
Year-to-date 2015	225	45.1	147	29.5	82	16.4	36	7.2	9	1.8	499	459,990	495,199
Year-to-date 2014	298	69.5	77	17.9	3	0.7	15	3.5	36	8.4	429	399,990	473,479
Bradford West Gwillimbury													
August 2015	3	60.0	0	0.0	1	20.0	0	0.0	1	20.0	5	--	--
August 2014	7	41.2	1	5.9	0	0.0	1	5.9	8	47.1	17	689,990	778,222
Year-to-date 2015	44	27.8	75	47.5	28	17.7	5	3.2	6	3.8	158	477,990	525,141
Year-to-date 2014	114	59.4	37	19.3	1	0.5	6	3.1	34	17.7	192	427,490	549,028
Town of Mono													
August 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
August 2014	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2015	5	7.2	3	4.3	36	52.2	24	34.8	1	1.4	69	644,990	636,799
Year-to-date 2014	7	35.0	8	40.0	0	0.0	3	15.0	2	10.0	20	461,400	559,880
New Tecumseth													
August 2015	5	13.5	26	70.3	5	13.5	1	2.7	0	0.0	37	499,990	506,069
August 2014	10	83.3	0	0.0	0	0.0	2	16.7	0	0.0	12	374,990	436,407
Year-to-date 2015	146	63.2	61	26.4	18	7.8	4	1.7	2	0.9	231	414,990	442,560
Year-to-date 2014	149	82.3	25	13.8	2	1.1	5	2.8	0	0.0	181	369,990	393,219
Orangeville													
August 2015	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
August 2014	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	416,900	427,628
Year-to-date 2015	30	73.2	8	19.5	0	0.0	3	7.3	0	0.0	41	416,900	438,078
Year-to-date 2014	28	77.8	7	19.4	0	0.0	1	2.8	0	0.0	36	414,900	426,079
Toronto CMA													
August 2015	57	9.9	119	20.6	99	17.1	80	13.8	223	38.6	578	674,900	908,812
August 2014	58	8.0	109	15.0	174	23.9	120	16.5	267	36.7	728	669,490	892,649
Year-to-date 2015	596	11.7	904	17.8	832	16.3	817	16.0	1,942	38.1	5,091	679,900	890,618
Year-to-date 2014	695	11.6	849	14.2	1,157	19.3	1,295	21.6	1,990	33.2	5,986	680,450	818,935
Oshawa CMA													
August 2015	31	43.7	21	29.6	15	21.1	3	4.2	1	1.4	71	483,000	488,731
August 2014	56	61.5	18	19.8	7	7.7	4	4.4	6	6.6	91	419,990	470,249
Year-to-date 2015	273	45.0	184	30.4	106	17.5	30	5.0	13	2.1	606	469,990	482,115
Year-to-date 2014	340	59.8	112	19.7	59	10.4	34	6.0	24	4.2	569	419,990	464,274
Greater Toronto Area													
August 2015	71	11.5	113	18.3	112	18.2	90	14.6	230	37.3	616	660,450	902,252
August 2014	89	11.3	123	15.6	185	23.5	126	16.0	265	33.6	788	649,900	857,756
Year-to-date 2015	644	12.3	941	17.9	861	16.4	824	15.7	1,978	37.7	5,248	672,990	885,306
Year-to-date 2014	739	11.9	884	14.3	1,235	20.0	1,329	21.5	2,000	32.3	6,187	674,900	814,742

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2015

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,781,839	1,822,561	-2.2	1,962,743	1,648,668	19.1
Toronto	1,464,600	--	n/a	1,836,242	1,509,143	21.7
East York	--	--	n/a	--	1,370,056	n/a
Etobicoke	--	1,928,063	n/a	2,099,863	1,608,214	30.6
North York	2,339,643	2,112,638	10.7	2,388,878	1,933,014	23.6
Scarborough	1,015,357	1,087,324	-6.6	951,600	922,007	3.2
York	--	--	n/a	1,054,792	927,993	13.7
York Region	1,058,614	848,386	24.8	979,952	862,181	13.7
Aurora	991,034	--	n/a	901,492	640,721	40.7
East Gwillimbury	570,990	--	n/a	555,299	478,270	16.1
Georgina Township	--	574,348	n/a	466,604	504,473	-7.5
King Township	--	1,011,802	n/a	1,225,748	1,006,974	21.7
Markham	937,373	773,121	21.2	898,463	870,346	3.2
Newmarket	--	684,432	n/a	767,379	631,727	21.5
Richmond Hill	1,078,280	994,936	8.4	1,183,056	1,054,527	12.2
Vaughan	1,514,929	963,198	57.3	1,147,845	907,652	26.5
Whitchurch-Stouffville	905,960	--	n/a	716,860	830,448	-13.7
Peel Region	616,273	657,992	-6.3	658,477	631,750	4.2
Brampton	554,510	605,061	-8.4	596,547	594,122	0.4
Caledon	627,525	918,808	-31.7	665,701	645,656	3.1
Mississauga	1,500,000	--	n/a	1,359,258	1,014,515	34.0
Halton Region	1,114,848	917,386	21.5	931,562	872,961	6.7
Burlington	1,094,173	701,544	56.0	1,337,809	1,272,372	5.1
Halton Hills	--	--	n/a	896,422	688,142	30.3
Milton	750,629	603,458	24.4	575,175	585,100	-1.7
Oakville	1,385,266	1,676,798	-17.4	1,388,772	1,038,709	33.7
Durham Region	490,191	540,710	-9.3	511,940	522,966	-2.1
Ajax	455,917	648,855	-29.7	543,050	610,257	-11.0
Brock	--	--	n/a	--	--	n/a
Clarington	458,838	396,303	15.8	439,828	411,672	6.8
Oshawa	503,028	438,417	14.7	487,839	442,147	10.3
Pickering	555,320	644,200	-13.8	640,325	709,156	-9.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	368,218	574,936	-36.0
Whitby	577,911	717,812	-19.5	586,597	608,502	-3.6
Remainder of Toronto CMA	492,257	582,041	-15.4	495,199	473,479	4.6
Bradford West Gwillimbury	--	778,222	n/a	525,141	549,028	-4.4
Town of Mono	--	--	n/a	636,799	559,880	13.7
New Tecumseth	506,069	436,407	16.0	442,560	393,219	12.5
Orangeville	--	427,628	n/a	438,078	426,079	2.8
Toronto CMA	908,812	892,649	1.8	890,618	818,935	8.8
Oshawa CMA	488,731	470,249	3.9	482,115	464,274	3.8
Greater Toronto Area (GTA)	902,252	857,756	5.2	885,306	814,742	8.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,605	17,746	13,481	65.3	639,184	12.3	623,833
	July	9,880	7.4	8,714	14,699	13,404	65.0	609,236	10.6	622,935
	August	7,998	5.2	8,641	12,628	13,754	62.8	602,607	10.3	627,841
	September									
	October									
	November									
	December									
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	Q2 2015	35,001	13.0		54,560			641,617	11.1	
	YTD 2014	65,710	4.2		114,485			562,410	8.2	
	YTD 2015	72,512	10.4		117,517			620,168	10.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	782	791	960	81.4	392,353	18.4	398,691
	February	593	-17.2	702	1,002	1,127	62.3	370,120	6.2	370,216
	March	900	0.1	786	1,488	1,226	64.1	376,923	8.7	375,940
	April	1,090	-4.8	821	1,631	1,224	67.1	386,589	9.4	378,875
	May	1,268	13.0	930	1,738	1,259	73.8	387,382	9.1	380,107
	June	1,109	7.9	887	1,554	1,288	68.9	393,461	9.7	384,558
	July	1,063	12.1	924	1,479	1,390	66.5	393,111	9.5	388,181
	August	868	-3.1	858	1,142	1,181	72.7	386,036	8.1	387,953
	September	930	15.7	956	1,382	1,248	76.6	397,776	13.1	396,907
	October	929	6.8	920	1,194	1,242	74.0	390,725	8.5	394,568
	November	690	1.6	831	840	1,169	71.1	398,712	8.3	401,335
	December	444	4.7	865	412	1,205	71.8	384,405	7.7	401,942
2015	January	487	6.1	839	818	996	84.3	409,814	4.5	416,562
	February	699	17.9	830	1,028	1,174	70.7	420,532	13.6	420,096
	March	1,043	15.9	923	1,427	1,187	77.7	428,876	13.8	427,102
	April	1,250	14.7	935	1,692	1,259	74.2	437,473	13.2	429,319
	May	1,259	-0.7	920	1,734	1,251	73.6	445,611	15.0	437,166
	June	1,416	27.7	1,136	1,693	1,402	81.0	451,400	14.7	441,286
	July	1,120	5.4	966	1,412	1,316	73.4	448,585	14.1	443,324
	August	940	8.3	926	1,262	1,306	70.9	443,912	15.0	445,914
	September									
	October									
	November									
	December									
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	Q2 2015	3,925	13.2		5,119			445,108	14.4	
	YTD 2014	7,350	1.5		10,825			386,488	9.6	
	YTD 2015	8,214	11.8		11,066			439,200	13.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,199	6.6	67.1	968
	August	561	2.89	4.64		128.7	3,214	6.7	67.4	982
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.7	7.4	63.8	989
	August	561	2.89	4.64		128.7	186.9	7.7	62.9	973
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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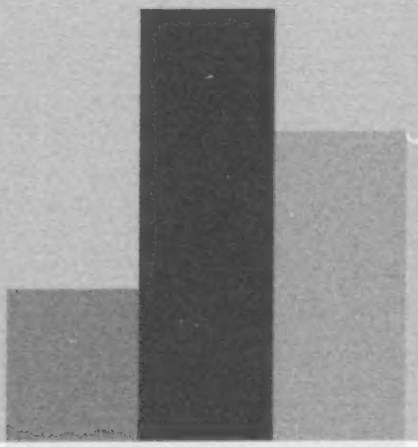

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- Housing Information Monthly
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